



- A mature three bedroom semi detached home in smart order
- Immaculately presented with lounge, dining room and kitchen
- Three well proportioned bedrooms and tasteful shower room
- Lovely sunny, South facing rear garden
- Plenty of easy parking and a garage
- Excellent commuter base for Bath & Bristol

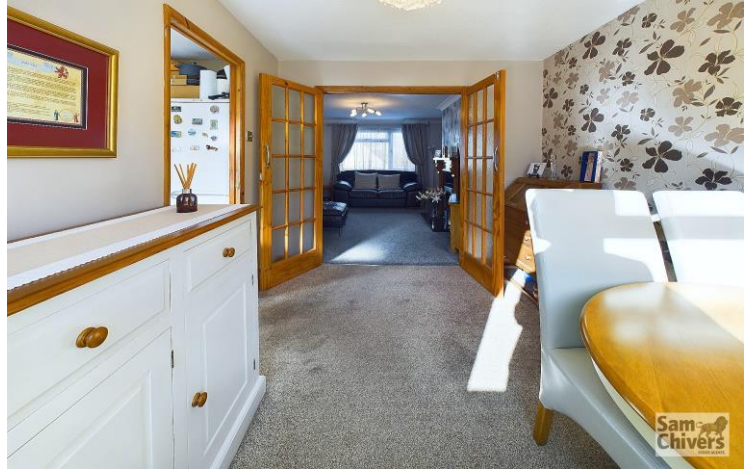


'A superb, mature three bedroom semi detached home which enjoys plenty of off-street parking, a garage and a lovely, sunny South facing garden!'

Located in a popular and well-regarded part of the village, this three bedroom semi detached home is in excellent order throughout and enjoys a fully enclosed South facing garden together with views across the valley from the front aspect. On entering the property there is a hallway with stairs to the first floor and double doors that lead into a generous sized lounge. There is a separate dining room with a well fitted kitchen with oak doors alongside which could easily be opened up into a kitchen/dining room should a prospective buyer wish to do so. On the first floor there are three well proportioned bedrooms with built in cabin bed to the third bedroom and a lovely modern shower room. The property has gas central heating and double glazing. Externally the property has convenient parking for several cars to the front and a driveway leads down the side of the house to the garage at the rear. The garden at the back enjoys a Southerly aspect and is low maintenance with a sunny patio, and pretty shrubs to the surrounds. Agents Note: The roof space has been fitted with solar panels that are leased. For further information please refer to the agent. The property is situated in a popular cul-de-sac within a well regarded development, located on the outskirts of a well served village. Open countryside can be easily accessed and for those needing to commute, both Bath and Bristol are within 30 minutes drive and also accessible via regular public transport.

**Tenure:** Freehold. **Council Tax Band:** C







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
892.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.