



- An accessible two bedroom detached bungalow
- Immaculately presented throughout with modern fittings
- Extended at the rear to create a spacious lounge/diner
- Main bedroom with bath and a wc within the room
- Fully enclosed and private garden overlooking a paddock
- Garage, ample parking and a summer house



***'Having been the subject of a lovely rear extension, this two bedroom detached bungalow is in excellent order and could suit a variety of buyers thanks to the adaptations that have been made!'***

This two bedroom detached bungalow, is in immaculate order throughout and offers a great deal of living space having had significant extensions and adaptations made to make it easily accessible and manageable. As you enter the property you are welcomed into a modern, well fitted kitchen/breakfast room with lots of units and work surface space, integrated appliances and there is a side porch with further access door. The lounge/dining room is light and bright and has been extended with doors out onto the decking. There are two very comfortable double bedrooms with the main bedroom having a bath and wc within the room and a dressing area. There is also a modern shower room. The property has updated electrics and gas central heating system and is double glazed.

Externally the front of the property has been laid to brick paving providing easy parking for at least three vehicles in front of a single garage. Beyond the garage is a store and a timber summer house/cabin and the rear garden wraps around at the rear with a private decked seating area and to the side an area of lawn and raised beds and borders and there is a secure side gate which could provide additional parking.

High Acre is a mature and well regarded development situated within walking distance of the village amenities. Open countryside is also on the doorstep. The village centre which provides a good variety shops and services is a ten minute walk. Bath city centre is ten miles and Bristol city centre is fourteen miles, making this property a good commuter base.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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.