



- An attractive village property offered for sale with no onward chain
- The seller has stipulated only chain free purchasers view this property
- Light and airy lounge with patio doors opening onto the rear garden
- Feature kitchen dining room with ample space for a dining table
- Three bedrooms, ensuite shower room and family bathroom
- Fully enclosed garden to rear. Garage to rear with driveway parking



"An attractive and modern semi-detached village property offered for sale with no onward chain."

**The seller has stipulated that only chain free purchasers view this property.**

Situated in a convenient position, just a two-minute level walk from the village primary school, a village restaurant / pub and a small convenience store with petrol station, this house really does make for a perfect family home. Constructed by David Wilson Homes Circa 2016 with NHBC build certificate of approx. two years remaining. The accommodation is arranged over two floors, comprising entrance hallway with a handy cloakroom, spacious kitchen dining room with ample space for a dining table. The lounge, to rear has patio doors which open directly onto the enclosed garden. On the first floor are three bedrooms, the master bedroom enjoys an ensuite shower room, there is also a family bathroom, the second and third bedrooms have a pleasant open aspect to front as depicted in the photography. The property benefits from mains gas central heating and upvc double glazing. Outside to front is a small shrub garden. There is a fully enclosed and level rear garden mainly laid to lawn with a paved patio and gated access onto a side pavement leading to a single garage with private drive parking. Open countryside side is a five-minute walk. Regular public transport passes through the village to both Bath & Bristol.

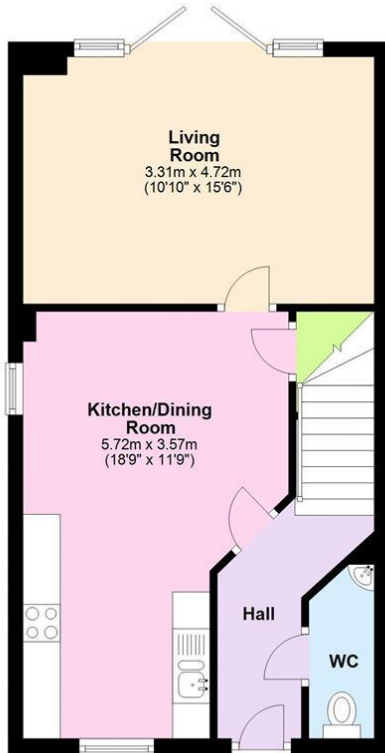
Bath city centre is a 12.5-mile drive and Bristol city centre is a 10.5-mile drive, making this property a perfect commuter option.

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



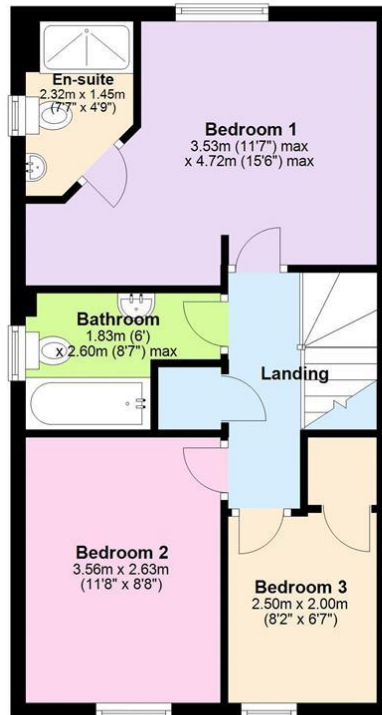
### Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



### Outbuilding

Approx. 19.0 sq. metres (204.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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