



- A mature three bedroom semi detached village home
- Lounge with double doors which lead through to a dining room
- Modern kitchen with access to side passageway and garden
- Three well proportioned bedrooms and a first floor shower room
- Private and level garden and scope to create possible parking
- Offered for sale with no onward chain



***'A mature and tidily presented three bedroom semi detached home with a private and fairly level garden in a quiet cul-de-sac location!'***

This three bedroom semi detached home is offered for sale with no onward chain, is smart and tidy order and could make the ideal first purchase. The accommodation comprises entrance porch leading into a hallway with stairs to the first floor, the lounge is a pleasant size and has a fireplace as well as double doors through into a separate dining room. The kitchen has been updated with modern units and work surfaces and has a pantry and door that leads to the side passageway which in turn provides access to the garden, store and a wc. On the first floor there are three very generous sized bedrooms and a shower room which has been updated as well as having a separate wc. The property has GCH and double glazing.

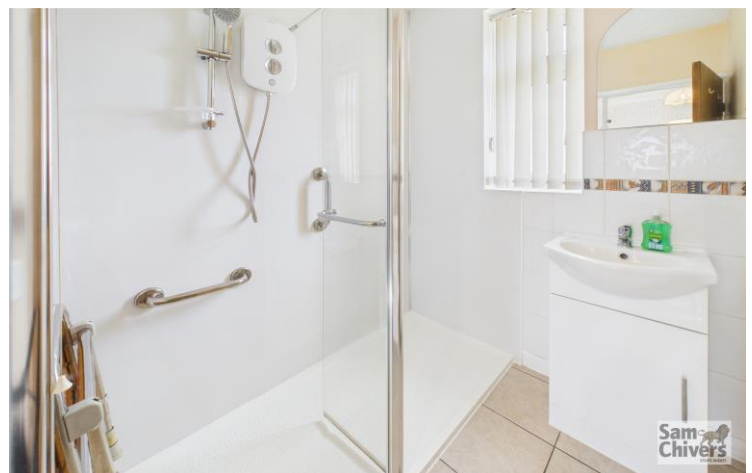
Externally the property has an enclosed, meticulously maintained front garden which could potentially be adapted to create parking subject to seeking the correct permissions. At the rear there is a good size garden offering a patio area and then a relatively level lawn with a green house and garden store shed. The garden is private and has a nice aspect out from the rear.

Eastover Road is a mature development of mature houses and bungalows and is on the doorstep of open countryside. The village has general basic amenities and Bath & Bristol city centre are eleven miles in distance making this an ideal commuter base.

**Tenure:** Freehold

**Council Tax Band:** B







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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