



- A detached house situated in a cul de sac of just six detached property
- Entrance lobby into a lounge dining room with patio doors onto garden
- Fitted kitchen with door onto garden, handy ground floor cloakroom
- Three bedrooms, main bedroom has ensuite and family bathroom
- Fully enclosed and good-sized west facing garden to rear
- Private driveway to front leading to an integral garage with power and lighting



"A three-bedroom detached house situated in a quiet position at the head of a cul de sac with a private drive to garage and sunny West facing garden".

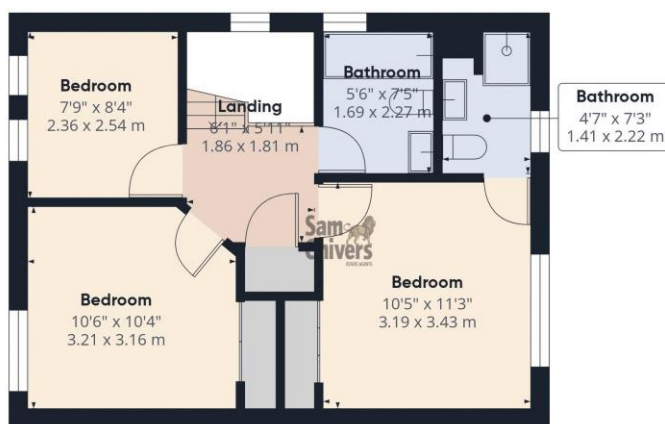
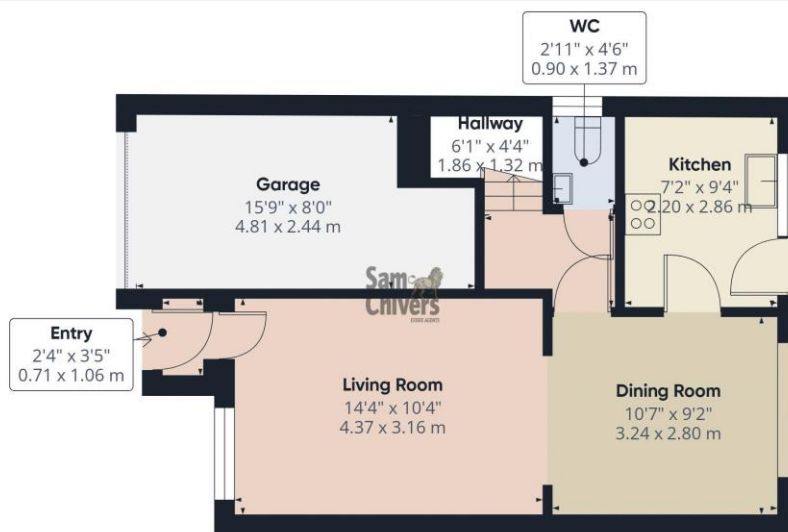
The accommodation comprises an entrance lobby opening into a lounge dining room, the dining area has patio doors opening onto the garden. There is a fitted kitchen with window and door onto garden. A hallway hosts a handy w.c. and stairs with half landing rising to the first floor. On the first floor are three good size bedrooms, the main bedroom has an ensuite shower room and family bathroom with shower over bath. Benefits include gas central heating and double glazing.

Outside to front is a private drive providing parking for two cars side by side and leading to an integral garage. Gated side pathway leads into a fully enclosed West facing garden which is larger than average.

The property is located within sensible walking distance of the village centre which is well served with a variety of shops, doctors, dentist, pharmacy and primary school. Regular public transport runs through the village and Bath city centre is just 6 miles in distance.

Tenure: Freehold, **Council Tax Band:** D.





Approximate total area⁽¹⁾
 935 ft²
 86.6 m²

(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 are based on RICS IPMS 3C standard.

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