



- A traditional style brick built semi-detached house "no onward chain"
- Light and airy lounge with window to front and French doors to rear
- Fitted kitchen with a good range of units and door to garden
- Three bedrooms and family bathroom with shower over bath
- Gated private drive leading to a good size garage
- Fully enclosed garden to rear adjoining mature woodland



"A traditional style brick built semi-detached house with double gate private drive, garage and fully enclosed garden adjoining mature woodland, offered for sale with no onward chain!"

Constructed by Persimmon Homes during the millennium in conjunction with the "The Duchy of Wales" this popular development is much sought after being close the Norton-Radstock Greenway and a 15-minute walk to the High Street.

The accommodation comprises entrance hallway with handy cloakroom w.c. The lounge dining room is light and airy with window to front and French doors opening onto the rear garden. A fitted kitchen provides a good range of units, understair storage cupboard and door onto rear garden. On the first floor are three bedrooms and a family bathroom with shower over bath.

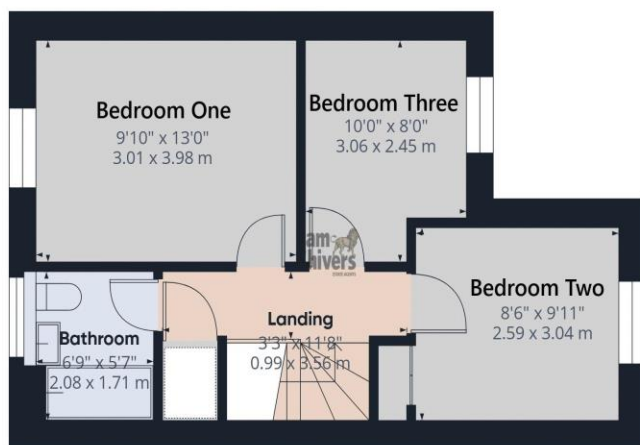
Outside to front is a small slate garden. To the side a private gated drive leading to a good size garage with power and lighting. The rear garden is arranged over two levels with an initial patio area and steps leading up to a gradient lawn which adjoins a mature wooded area.

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

908 ft²
84.5 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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

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.