



- An extended semi-detached home located close to open countryside
- Light and airy lounge to front with open fireplace
- Dining room / playroom with patio doors onto garden
- Fitted kitchen with window over garden, separate utility room and cloakroom
- Three bedrooms and a luxury fitted bathroom suite with brushed gold fittings
- Extensive private driveway, large carport and fully enclosed rear garden



"An extended semi-detached home which occupies a really good size plot with extensive parking, car port and fully enclosed garden to rear".

The accommodation comprises entrance hallway, lounge to front, dining room with patio door onto the rear garden. A fitted kitchen providing a good range of units and window overlooking garden. There is a separate utility room has space for washing machine and tumble drier, door to rear garden and handy w.c. On the first floor are three bedrooms and a luxury family bathroom with fully tiled marble effect walls and floor. Panelled bath with shower over, w.c. and basin all complimented with brush gold fittings giving a decadent feel.

Outside to front there is an extensive private drive leading to a large car port. Front level lawn. Gated side pathway leads into a fully enclosed and very good-sized lawn garden with patio area.

The property is located on the eastern outskirts of the village being on the doorstep of open countryside. Bath city centre is 8.5 miles and Bristol city centre is 14 miles, making the property a great commuter option. The village is well served, having a primary school, doctors, pharmacy, dentist, vets and a selection of local shops, takeaways and restaurant.

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





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		81 B
69-80	C	70 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

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.