



- An attractive and well extended three bedroom semi detached home
- Lounge and separate dining room both with log burners
- Well fitted kitchen and utility to the rear
- Home office/study or potential ground floor bedroom with a wc
- Mature, beautifully tended gardens to front and rear
- Great location with easy access to local schools and amenities



'A super three bedroom semi detached home which has been well extended to the rear on the ground floor and enjoys a fabulous, mature rear garden!'

This three bedroom semi detached home built in the early 1900's offers well extended living accommodation on the ground floor, coupled with a super, sunny rear garden. The accommodation comprises entrance hallway with original tiled floor, a handy storage cupboard and stairs rising to the first floor. There is a lovely lounge with a log burner and a separate dining room which flows really nicely into the kitchen which in turn leads to a utility room with French doors to the garden. Also on the ground floor is a further room set up as an office with a wc which could potentially make a ground floor bedroom if required. On the first floor there are three bedrooms, two of which are good size doubles and there is a family bathroom with both a bath and separate shower. The property has gas central heating and double glazing.

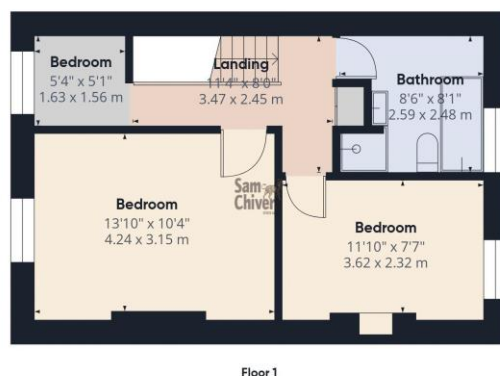
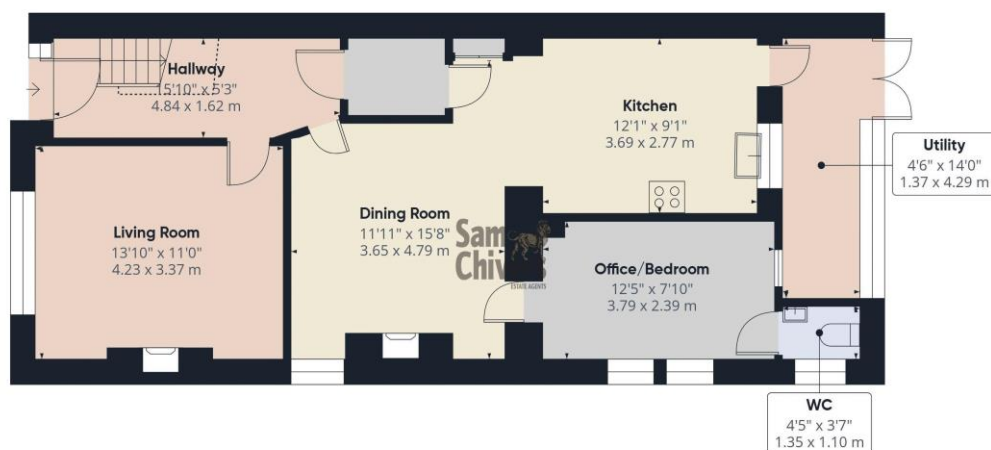
Externally the property has a enclosed front garden laid to lawn and mature shrubs. There is a secure side access gate which then leads to a really lovely and sunny rear garden with a level patio area, well tended lawns with borders to the surrounds. The garden is a generous size and has a very private feel.

Manor Road is a popular location that is handily placed for those needing access to Writhlington Secondary school and St Marys Primary school and pre school which are just a short level walk away. For those looking to commute Bath and Frome are only a short drive away and for convenient services Midsomer Norton and Radstock are close at hand.

Tenure: Freehold

Council Tax Band: C





Approximate total area^m

1110 ft²
103.1 m²

Reduced headroom

14 ft²
1.3 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.

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