



- A three bedroom natural stone built cottage
- Lounge with open fire and kitchen/breakfast room
- Ground floor bathroom, lean-to/utility and undercroft
- Large double garage and parking
- Rear garden requiring landscaping
- Offered for sale with no onward chain



'A natural stone cottage requiring some cosmetic updating but enjoying a large garden, double width garage and easy parking, all in a popular village location!'

This three-bedroom end of terrace cottage offers an excellent opportunity to purchase a great starter home within the village of Chilcompton and requires some cosmetic updating making it perfect for those buyers looking to put their own stamp on a property. The accommodation comprises entrance hallway with original tiled floor and stairs to the first floor and a lounge with an attractive open fireplace. There is a fitted kitchen/dining room with a couple of steps which lead down to the ground floor bathroom and a utility lean to. There is also a handy undercroft for storage. On the first floor there are three well proportioned bedrooms. The property has GCH and double glazing. Offered for sale with no onward chain. Externally the property has an enclosed front garden and at the rear beyond the garage is a large mature garden that would require landscaping. The property has a shared vehicular access leading to parking for a couple of vehicles and a large double garage. Chilcompton is a desirable and well served village and provides a popular primary school, a co-op convenience store, two public houses which both serve food, a doctors surgery and a petrol station. Countryside walks are just a few minutes from the front door. Bath city centre is 12 miles in distance and Bristol city centre is 13 miles, making this property the perfect commuter base.

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





Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^①
1387.78 ft²
Reduced headroom
148.2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.