



- A detached two bedroom bungalow in smart order
- Undergone modernisation to make this a great option
- Good size lounge and conservatory overlooking the garden
- Two double bedrooms and updated shower room
- Low maintenance garden, garage and driveway
- Offered for sale with no onward chain



'A detached bungalow that has undergone updating and modernisation and is now ready to be moved into with very little fuss!'

This two bedroom detached bungalow occupies a quiet cul-de-sac position and is set on a low maintenance, level plot within a well regarded development. The accommodation comprises a uPVC entrance porch leading to an inner hall and access into the kitchen/breakfast room. The lounge is now located at the rear and is a good size and flows nicely into a conservatory which overlooks the garden. The property has two double bedrooms and an updated, tasteful shower room. The property has gas central heating and double glazing. Offered for sale with no onward chain.

Externally the property has ample driveway parking for several vehicles and a single garage. The rear garden is level and private and has been laid to paving for ease of maintenance with a pergola to the corner.

Agents Note: The roof space has been fitted with solar panels that are leased. For further information please refer to the agent.

Welton Grove is a well established residential development which is approximately 1.5 miles from the town centre or a twenty minute walk. Midsomer Norton greenway is a seven minute walk. Bath city centre is twelve miles and Bristol city centre is fifteen miles.

Tenure: Freehold

Council Tax Band: D





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 83 B | |
| 69-80 | 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.