



- A smart and modern three bedroom terraced home
- Generous size lounge dining room with doors to the garden
- Attractive kitchen/breakfast room overlooking the front
- Good size bedroom and a family bathroom
- Fully enclosed garden and parking for two vehicles
- Excellent commuter base location for Bath



***'A modern and well presented home that is only a matter of years old, which can be moved into with the minimum of fuss!'***

This three bedroom mid terrace home provides a fantastic opportunity to purchase a modern home with both well proportioned accommodation as well as a enclosed private garden. In greater detail the accommodation comprises, entrance hallway with stairs to the first floor, a handy shoe and coat store cupboard and a useful ground floor wc. The lounge/dining room is located at the rear with French doors to the garden and the kitchen/breakfast room has a selection of integrated appliances and overlooks the front. On the first floor all three bedrooms are a really nice size and there is a family bathroom with shower over the bath which is also in smart order. The property has gas central heating and double glazing.

Externally there is a courtyard style garden to the front and at the rear there is a low maintenance yet private garden laid to a combination of patio and artificial turf. There is a garden shed and a rear access gate which leads out to parking for two cars in tandem under a solid car port structure.

Centrally located in Westfield the property is conveniently positioned with access to schools for all ages, nursery, shops and services. Bath and Bristol are both within commutable distance.

**Tenure:** Freehold

**Council Tax Band:** C







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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 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](mailto: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.