



- A mature three bedroom semi detached home
- Large rear garden measuring approx 120ft in length
- Plenty of parking and a larger than average garage
- Two separate reception rooms and a smart kitchen
- Excellent location for access to local schools and amenities
- Viewing well advised



'An established three bedroom semi detached home with both plenty of parking and a large garden and all within walking distance of local schools for all ages!'

This three bedroom semi detached home has plenty on offer and is in a great position for those with growing families and needing access to a variety of local schools and amenities. The property itself has an entrance hallway with original tiled floor and stairs which rise to the first floor. There are two separate reception rooms set up as a cosy lounge and a dining room that is connected to a modern and well fitted kitchen. Also on the ground floor is a utility area perfect for shoes and coats and provides access to the garden. On the first floor there are three bedrooms and a smart family bathroom. GCH and double glazing.

Externally the property has an abundance of parking to the front and side for several vehicles and an extended garage also. At the rear there is a garden measuring approx 120ft in length and offers private seating areas, lawns, raised beds and borders as well as having a door into the garage and a side access gate. The garden has a sunny aspect and is especially private with school playing fields to the rear boundary.

The property is situated in a really convenient position and is easily within walking distance of the town centre, a range of schools for all ages and further services. Also within a short walk there is access to open countryside and public footpaths and for those needing to commute Bath and Bristol are within approx 25/30 minutes drive.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.