



- A mature three bedroom semi detached home
- Requires modernisation and updating
- Large corner plot with potential to extend (STPP)
- Lounge/dining room and kitchen
- Three good size bedrooms and bathroom
- Offered for sale with no onward chain



***'A three bedroom semi detached home set on a good size plot with plenty of space to extend or maybe more with the correct permissions being sought!'***

This three bedroom semi detached home is set on a good size plot and although requires updating and modernisation internally has plenty of scope to extend subject to obtaining the correct permissions. The property itself has an entrance hallway with stairs to the first floor, lounge/dining room with log burner to the lounge and door to the garden from the dining area. There is a nice size kitchen with steps down to a rear lobby and to the rear a store with a wc which could be adapted to create additional accommodation. On the first floor there are three generous size bedrooms and a bathroom with both a bath and a shower enclosure. The property has electric night storage heaters and double glazing. Offered for sale with no onward chain.

Externally the property is on a large corner plot with lawned gardens to the front side and rear. Outside of the rear door there is a level patio area and to the side there is space to potentially extend. The property also benefits from easy parking for at least a couple of vehicles at the rear.

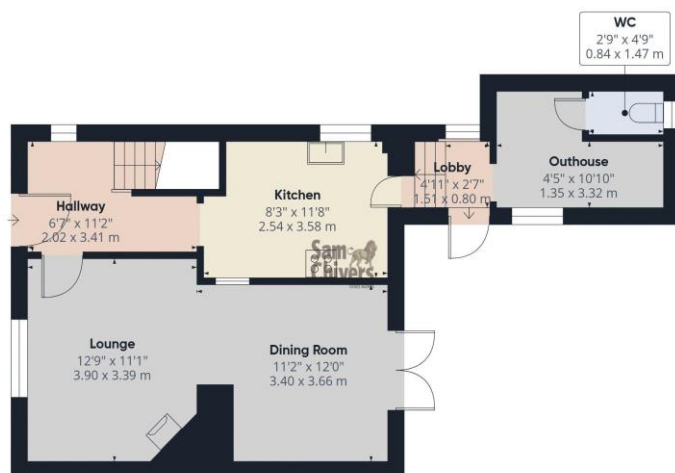
The property is situated on the outskirts of the town close to open fields but is still within walking distance of the town centre and its amenities such as schools for all ages, convenience stores and such like. For those looking to commute, Bath, Bristol and Wells can all be accessed with approx. 30-40 minutes drive.

**Tenure:** Freehold

**Council Tax Band:** B







**Approximate total area<sup>(1)</sup>**  
 965 ft<sup>2</sup>  
 89.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

**rightmove**  **Zoopla**

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.