



- An elevated and mature property appreciating rural valley views
- Spacious lounge with patio doors onto a sunny south facing patio
- Feature fitted kitchen with ample space for dining and velux windows
- Flexible option of three or four bedrooms and an attractive family bathroom
- Large gradient lawned garden with mature trees and a pleasant aspect
- Private driveway parking with garage. Easy access to open countryside



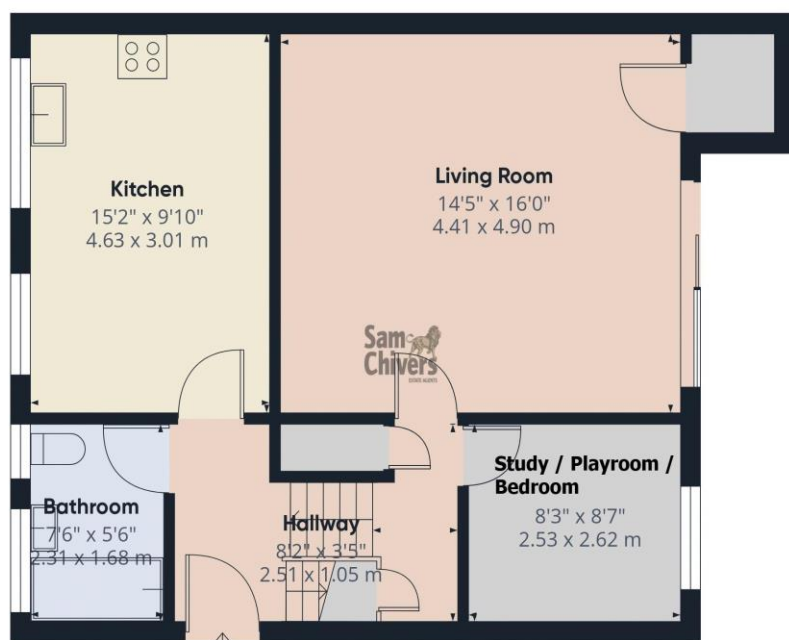
"A surprisingly spacious end of terrace property enjoying an elevated position, close to open countryside and appreciating rural valley views".

The accommodation comprises, side entrance door opening onto the upper ground floor with split level entrance hallway, on this floor there is access to an impressive, fitted kitchen with ample space for dining and high ceiling with velux windows and a feature family bathroom with shower over bath and vanity furniture. The lower ground floor boasts a roomy lounge with large storage cupboard and patio doors opening onto a fully enclosed terrace with views, further on this floor is versatile room currently used as a reading room, however, could be a playroom, fourth bedroom or study. On the first floor are three bedrooms all of which appreciate sunny valley views. The principal bedroom has fitted wardrobes. Mains gas central heating and double glazing.

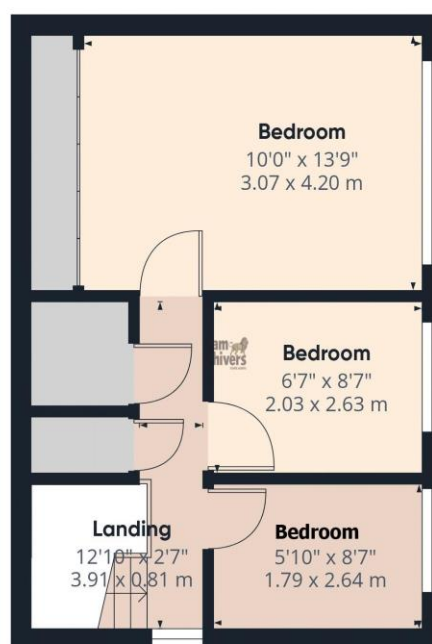
Outside to front initially is a private parking space directly in front of the garage, from this area are steps leading to the property and its garden. Immediately to the front of the property is an enclosed patio terrace with a southerly aspect. To the rear of the house is a fully enclosed garden with greenhouse and bin storage area. To the left of the property and adjacent is an expansive gradient lawn with mature trees including apple and pear. The property is presented in good decorative order and has been well maintained by the current owner, the property is just 8.5 miles from the city centre of Bath.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
941 ft²
87.4 m²

(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.

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