



- A smart and beautifully presented three bedroom semi detached home
- Attractive kitchen/dining room and utility/wc
- Three good size bedrooms and modern shower room
- Fully enclosed, low maintenance gardens
- Driveway parking at the rear for two cars
- Excellent commuter location and close to open countryside



'This three bedroom home has seen significant improvement in recent times with modern kitchen, attractive shower room and fresh décor throughout!'

Set on a nice sized, level corner plot, lies this three bedroom semi detached home which has undergone a great deal of renovation and updating over the past 12 months or so to create a lovely home with a super finish throughout. As you enter the front door there is hall with stairs to the first floor and the door into an attractive, cosy lounge. The dining room has been opened up with kitchen to create a beautiful open space with a kitchen installed within 12 months, good quality worktops and a selection of integrated appliances. There is also a rear lobby and a handy utility room with a wc. On the first floor there are three well proportioned bedrooms and a beautiful shower room with walk in shower and fitted vanity unit with lighting beneath. The property has gas central heating and double glazing throughout.

Externally the property has low maintenance gardens to three sides all being laid to artificial turf. The rear garden is a lovely size and as well as the artificial lawn garden has a sizeable patio area. To the far end there is driveway parking for a couple of vehicles.

Situated on the southern outskirts of the village, the property is within close proximity of open countryside. The village centre is just half a mile or a ten/fifteen minute walk where a small selection of shops can be found. There is also a popular primary school and swimming pool within the same distance. Bath city centre is ten miles and Bristol city centre is fourteen miles, therefore making this property an ideal commuter base.

Tenure: Freehold

Council Tax Band: B





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

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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.