



- A well extended semi detached family home
- Lounge and separate snug/play room
- Spacious kitchen/dining room
- Four well proportioned bedrooms
- Large level rear garden, Parking for two cars
- Offered for sale with no onward chain



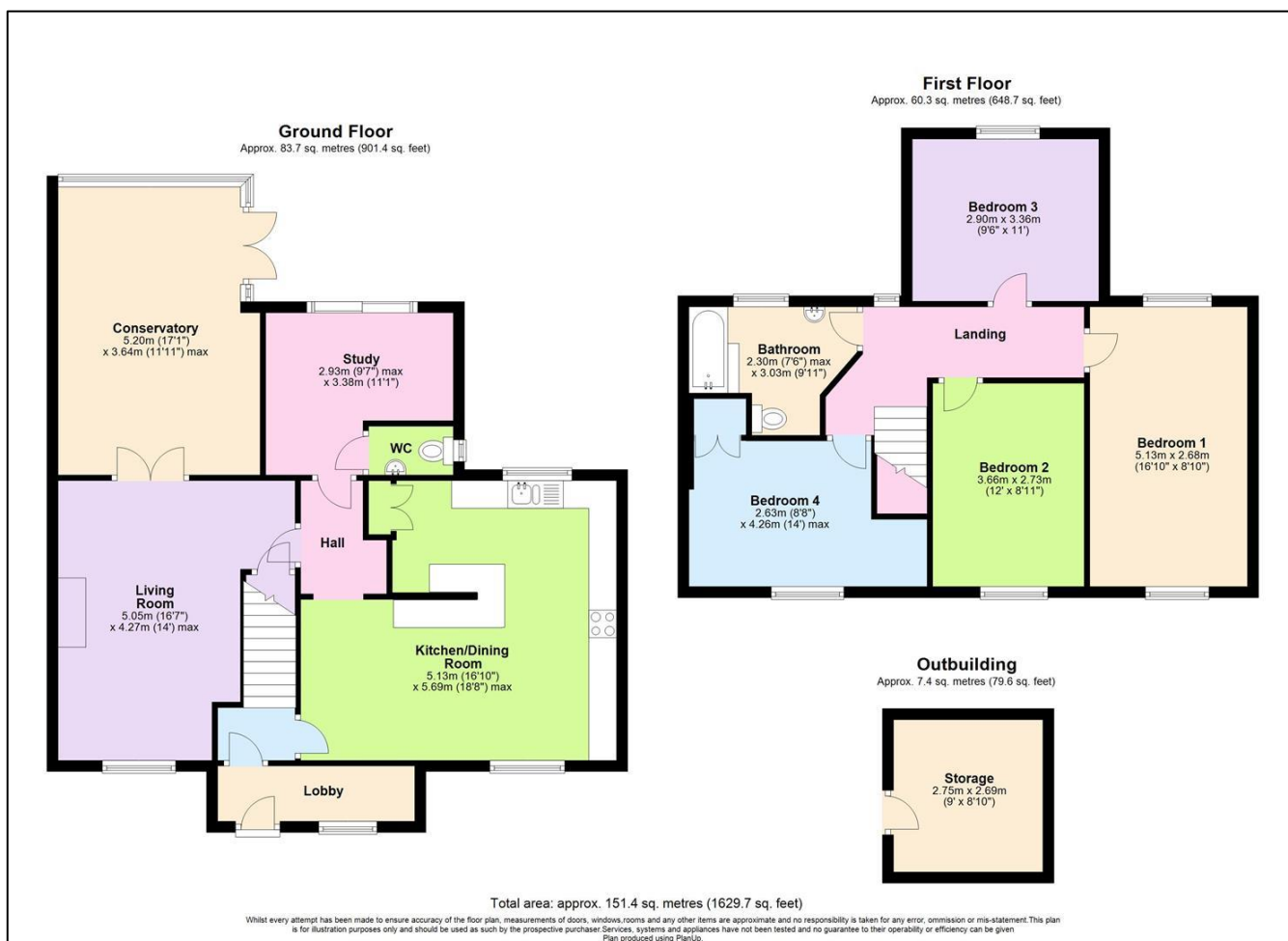
'There is so much space on offer both internally and externally with this spacious four bedroom family home and is situated in a quiet cul-de-sac location!'

Tucked away at the head of a residential cul-de-sac, this well extended four bedroom semi detached home is the perfect family home, presented in very good order throughout and could be moved into with very little fuss. The property enjoys nicely proportioned accommodation which comprises, entrance porch with space for shoes, coats and a tumble dryer. There is a generous sized lounge with under stairs storage and French doors which leads through into a light and bright conservatory which overlooks the garden. There is a modern fitted kitchen with integrated appliances, space for a dining table and there is also a breakfast bar. At the rear of the property there is a further extension to create an additional room which would make an ideal office, playroom or snug and there is a ground floor wc. On the first floor there are four generous sized bedrooms and a family bathroom. The property has gas central heating and is double glazed. Offered for sale with no onward chain.

Externally the front of the property provides easy parking for two vehicles and there is scope to create a further space with the correct permissions being obtained. At the rear there is a large level garden which enjoys a well tended lawn, private decked seating area, timber shed and also a block built workshop/store.

Tennis Court Avenue is situated on the southern outskirts of the village and is close to open countryside. A popular primary school and swimming pool are a five minute walk and the village centre with a good selection of local shops is a ten minute walk. Bath city centre is 10 miles and Bristol city centre is 14 miles, making this a great commuter choice.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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