



- An end of terrace cottage occupying a large, private level plot
- Lounge to front and a separate snug with log burner
- Modern, updated kitchen/breakfast room and separate utility room
- Three nice size bedrooms and a tasteful ground floor bathroom
- Expansive level lawn plot to the front and side of the property
- Private driveway parking for at least two/three vehicles



***'This three bedroom end of terrace cottage offers deceptively spacious living accommodation coupled with large gardens and improved, easy parking!'***

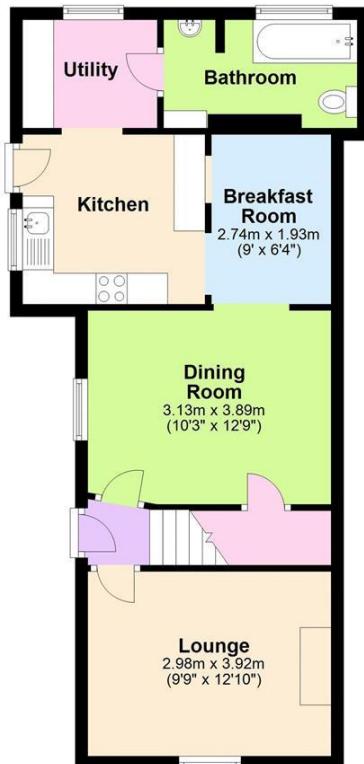
A three bedroom, end of terrace property which occupies a surprisingly large level plot and enjoys a South West facing in aspect and enjoys the sun all day. The accommodation comprises an entrance hall with stairs which rise to the first floor and a door into a light and bright lounge, there is a second snug reception room with an attractive log burning fire and this flows into the dining area. The kitchen has been updated and modernised creating a lovely space with a door to the garden and there is a separate utility area housing the boiler. The bathroom is also located on the ground floor and has been fully replaced with a modern suite and a tasteful finish. On the first floor there are three really generous sized bedrooms. The property has GCH and double glazing which includes new exterior doors.

Externally to front there is a long level lawn garden with improved and enlarged parking which could now accommodate three vehicles. To the rear of the property there is a shared vehicle access leading to a further parking bay. This in turn leads into the main west facing side garden, with expansive lawn and seating area and there is a selection of mature trees and raised beds and planters. This garden space offers a really lovely sunny, private space.

Providence Place is a small clutch of Victorian properties which benefits from an easy level walk into the High Street of approximately five minutes. St John's and Longvern Primary Schools as well as Somervale Secondary School are also an easy five minute walk from the property. Beautifully tucked away in a quiet and well-established spot the property is twelve miles from Bath city centre and fifteen miles from Bristol city centre.



**Ground Floor**  
Approx. 51.0 sq. metres (548.8 sq. feet)



**First Floor**  
Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 84.0 sq. metres (904.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee can be given to their operability or efficiency can be given.

Plan produced using PlanUp.

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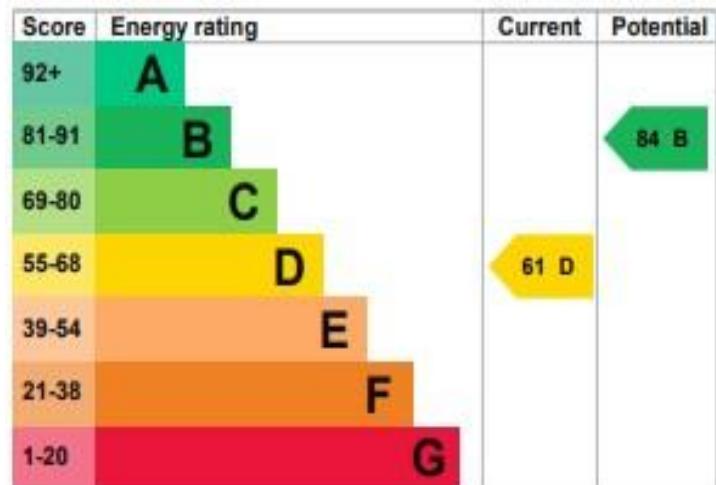


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