



School View, Ston Easton, Radstock, BA3 4DJ

Offers In Region Of £339,950

NIGEL FUDGE

exp[®] UK

@ nigel.fudge@exp.uk.com

🌐 nigelfudge.exp.uk.com

☎ 07595 898 050

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To Arrange Your Viewing Quote Reference NF0664

3 School View is a modern and generous sized Detached House, dating back to 2008. Located in the hamlet of Ston Easton between Bristol, Bath and Wells. The property has been updated in decor creating a fresh, bright and enjoyable living space indeed. The house is versatile too, as previously used as a four bedroom holiday let as it has a 2nd large reception room and shower room downstairs.

The living room is roomy and leads to a kitchen dining/room which in turn connects to the rear garden. Upstairs you have three bedrooms with fitted storage and a modern bathroom. The gardens wrap around plus there is a driveway across from the property for two cars.

Offered with no onward chain, this turn key home is ready for the new occupants to enjoy.





Hallway

Electronic Door and double glazed to the front aspect, loft hatch consumer unit, broadband socket, radiator and laminate flooring.

Living Room

4.47m x 3.95m (14'7" x 12'11")

Double glazed window to the front aspect, doors to the hallway and kitchen/dining room, part wooden panel walls, thermostat control, radiator, television aerial, under stairs storage cupboard and laminate flooring.

Kitchen/Dining Room

4.95m x 3.03m (16'2" x 9'11")

Double glazed French doors and window to the rear aspect, adjoining door to the living room, a range of wall and base units with tiled splash backs, laminate work surfaces, ceramic one & half bowl sink with mixer tap over and garbage disposal, integral induction hob, extractor hood, electric oven, dishwasher spaces for a fridge/freezer, washing machine and tumble dryer. Floor standing oil fired boiler, radiator and laminate flooring.





Reception/Bedroom

4.44m x 3.94m (14'6" x 12'11")

Double glazed windows to the front and rear aspects, radiator and laminate flooring.

Shower Room

2.75m x 2.34m (9'0" x 7'8")

Obscure double glazed window to the rear aspect, extractor fan, recesses spot lights, tiled walls, towel radiator and tiled flooring. There is a three piece suite comprising a double walk-in shower cubicle with mixer shower over, vanity unit with twin wash hand basins and a low level EWC with a hidden cistern.

Landing

Double glazed window to the side aspect, radiator and a loft hatch with pull down ladder, boarding and power.



Bedroom One

3.35m x 2.94m max (10'11" x 9'7")

Double glazed window to the front aspect, fitted wardrobes, USB sockets and a radiator.

Bedroom Two

3.04m x 2.94m (9'11" x 9'7")

Double glazed window to the rear aspect, double fitted wardrobes, USB sockets and a radiator.

Bedroom Three

2.32m x 2.06m (7'7" x 6'9")

Double glazed window to the front aspect, fitted cupboard and a radiator.



Bathroom

2.08m x 1.68m (6'9" x 5'6")

Obscure double glazed window to the rear aspect, extractor fan, partially tiled walls, radiator and tiled flooring. There is a white three piece suite comprising bath with shower attachments, pedestal wash hand basin and a low level WC with a hidden cistern.

Rear Garden

9.15m x 6.42m (30'0" x 21'0")

Enclosed by wooden fencing and stone wall with two side access gates. Pathway, main lawn area, patio area, planted borders, shingle border, outside tap, outside light. Hardstanding with the oil tank.

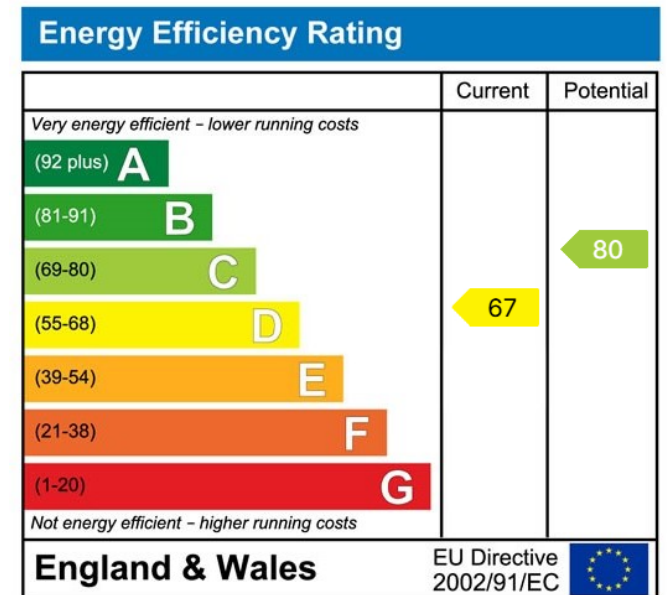
Near the French doors there is a side access gate which leads to a lawn area with an open border. This area could also be fences in which can then join the front gardens creating a full wrap around. Presently being used as a third parking space for the property.



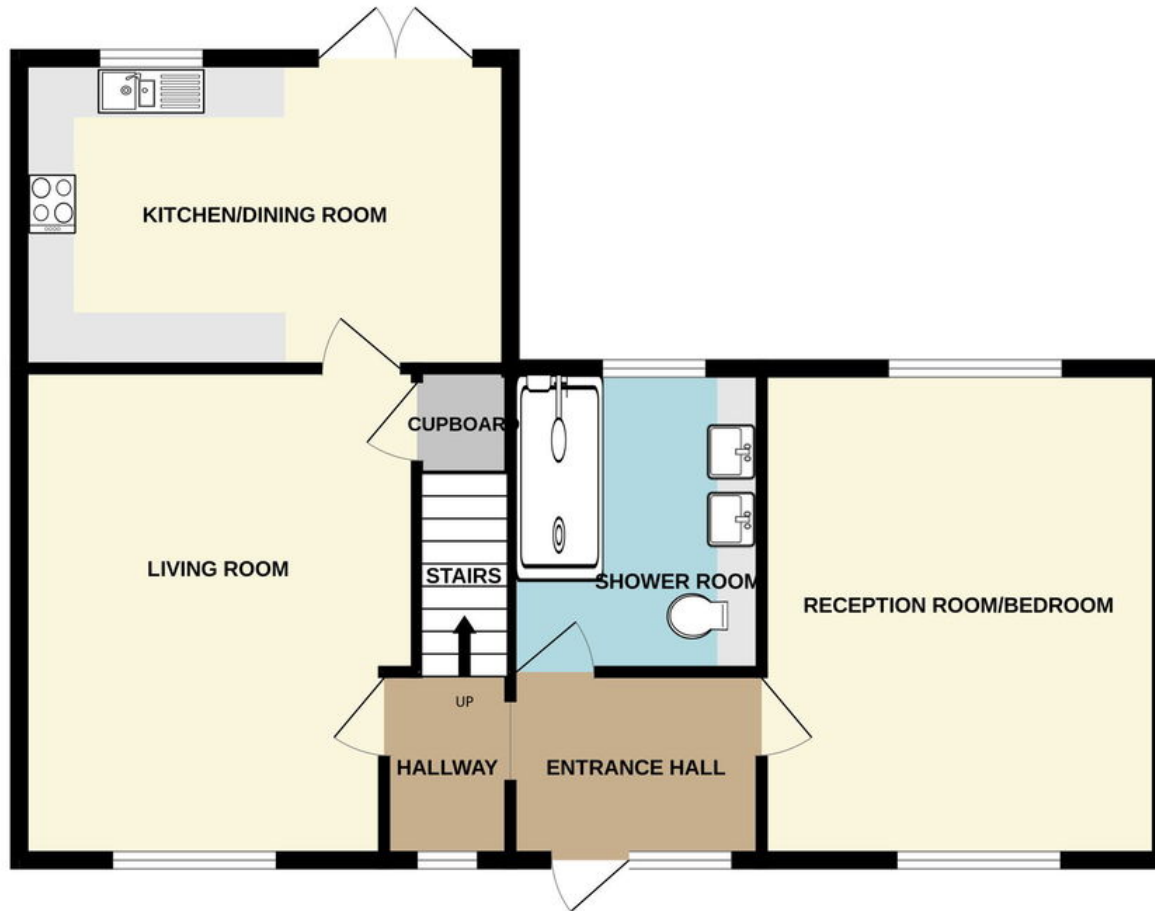


Parking

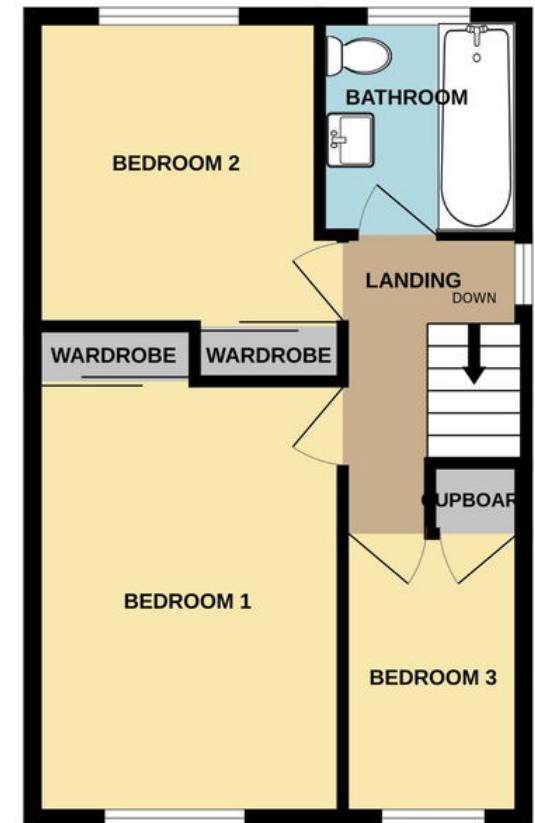
Across from the front gate is the parking which is laid to Cerny stone and provides spaces for two cars.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1166sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.