



- A mature and very nicely extended semi detached home
- Feature kitchen with extended dining area
- Light and bright lounge overlooking the front
- Three generous sized bedrooms and a smart shower room
- Fully enclosed garden requiring landscaping
- Offered for sale with no onward chain



'A very well extended three bedroom semi detached home in a desirable part of the town and has been significantly updated in recent years!'

This three bedroom semi detached home has been the subject of a lovely ground floor rear extension and has also been modernised in relatively recent years with updated kitchen, bathroom and boiler to list just a few. As you step through the front door there is a handy area for shoes and coats and the stairs rising to the first floor and this is open with a light and bright lounge with an open fire. The kitchen is modern and well fitted with a selection of integrated appliances and connects to the rear extension/dining area with French doors to the garden and there is also a utility type area housing the boiler and a ground floor wc. On the first floor there are three bedrooms all of which are a generous size and there is a tasteful shower room. The property has GCH and double glazing both replaced circa 2017. Offered for sale with no onward chain.

Externally the property has a long driveway leading up to a single garage and a front lawn which could potentially be adapted to create more parking if so desired. At the rear there is a level and enclosed rear garden which does require landscaping and to the far end there is a small stream with a wooded area to the far side.

High Meadows is a well established and much sought after residential development which is just a ten minute walk to the high street where an excellent range of shops and amenities can be found. The city centre of Bath is eleven miles and Bristol fourteen. Another pleasant aspect of this location is the easy walking distance to open countryside.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 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.