



- Small Cul-De-Sac
- Located within 12 miles of Bath, Frome and Wells
- Holcombe Farm shop nearby
- Primary School in neighbouring village
- Sellers already moved out



Designed with flexibility in mind, the property is ideal for buyers looking for predominantly ground floor living, while the two spacious loft rooms provide excellent additional space for guests, grandchildren, hobbies or a home office. The accommodation includes an entrance hallway, a bright lounge with French doors opening onto the garden, a spacious kitchen/dining room with integrated appliances, a generous ground floor double bedroom with en suite shower room and a separate WC. Upstairs are two large loft rooms with fitted storage and a family bathroom, providing versatile accommodation to suit a range of lifestyles. Outside, the property enjoys driveway parking, a single garage and a private south-facing rear garden with lawn and patio – perfect for relaxing in the sunshine. Agents Note: The property is subject to an annual management charge of £246.91 payable to Mendip Gardens Management Ltd.

Tenure: Freehold

Council Tax Band: E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	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.