



- A two bedroom detached bungalow on a nice size plot
- Level access, driveway and garage
- L-shaped lounge/diner and compact kitchen
- Two good size bedrooms and a shower room
- Manageable, low maintenance gardens
- Offered for sale with no onward chain



***'A two bedroom detached bungalow, quietly situated in a small cul-de-sac location and has space around the bungalow to potentially extend if so desired (STPP).'***

This two bedroom detached bungalow is located in a lovely position within the Janes Estate and offers a fantastic option for those looking to potentially downsize to a manageable plot. The accommodation comprises an entrance hallway, spacious lounge/dining room connecting to a conservatory which overlooks the garden. There is a compact kitchen accessed from the lounge and this space could potentially be reconfigured to create a larger area or there is scope to extend to the side (subject to the necessary permissions being sought) which would also enlarge the kitchen area. The bungalow has two good size bedrooms and a shower room. GCH and double glazing. Offered for sale with no onward chain.

Externally the property has a lengthy driveway alongside the property and has a single garage as well as additional parking space to the front. At the rear there is a fully enclosed garden, laid mainly to chippings and paving but has a very private feel making this a low maintenance option.

'Janes estate' is a popular residential area with a mix of property all of which are handily placed close to schools, amenities and services. Regular public transport runs from nearby stops to Midsomer Norton, Radstock and towards Bath and Wells where a greater range of services are available. In the neighbouring cul-de-sac there is access onto the Greenway.







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Sam Chivers Estate Agents can also provide 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](mailto: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.