



- A really spacious three bedroom end of terrace cottage
- Accommodation set over three levels providing lots of internal space
- Large lounge/dining room with log burner and flagstone floor
- Attractive kitchen/breakfast room, utility and ground floor wc
- Excellent commuter base located in a well regarded village
- Lovely village amenities including Greyfield Woods on the doorstep



'If you are looking for a really spacious three bedroom home with low maintenance external space then this could be an ideal purchase for you!' Conveniently located within the centre of this desirable village, lies this deceptively spacious three bedroom end of terraced home which offers fantastic transport connections linking to Bath, Bristol & Wells. The property is in smart order from top to bottom and offers accommodation comprising a handy entrance porch perfect for shoes, coats and boots and this leads into a really good size lounge/dining room with lots of characterful features including a log burning fire and attractive flagstone floor to the dining area and the stairs rise from the lounge area to the first floor. There is a well fitted kitchen across the rear with breakfast bar, granite work surfaces and a velux window for extra light and beyond the kitchen is a utility area with rear access and also a useful wc. On the first floor there are two generous sized bedrooms as well as a large family bathroom providing both a bath and separate shower enclosure. Further stairs rise to a third bedroom in the loft. The property has GCH and is double glazed throughout. Externally the property has easy parking for at least two vehicles to the front and at the rear is a single garage. Outside of the back door there is a very sunny courtyard style seating area which could be made more private or for those looking for further outdoor space, the garage could potentially be removed in favour of a garden as the property has parking to the front. The property is a short walk from a traditional village pub "The Star", there is also a convenience store, an award winning fish and chip shop and Greyfield Woods a place of outstanding natural beauty is a short level walk with general access to open countryside only a stones' throw away. For those needing to commute the Cities of Bath, Bristol and Wells can be reached within approx 30 minutes drive or so.

**Tenure:** Freehold

**Council Tax Band:** C







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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)

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