



- A charming two bedroom cottage
- Requires some general updating internally
- Two separate reception rooms with fitted burners
- Handy ground floor wc and first floor bathroom
- Allocated parking a short distance from the property
- Offered for sale with no onward chain



'A charming stone built cottage with two reception rooms both with log burners and has excellent transport links via the A37!'

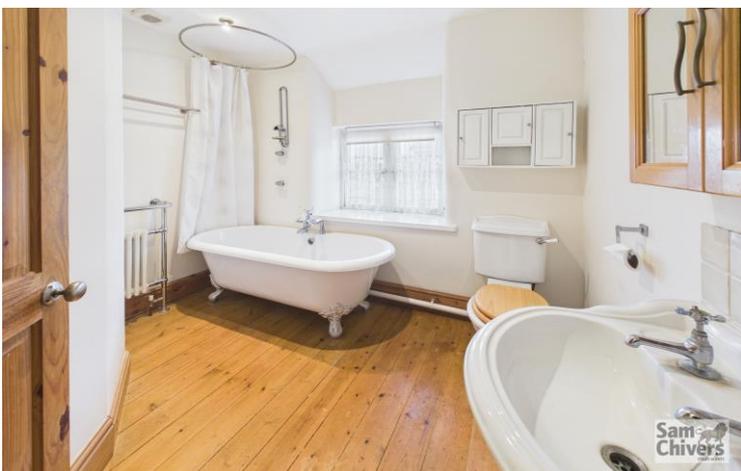
This two bedroom semi detached cottage offers good size living accommodation and sides the A37 providing excellent links to the nearby cities of Bristol & Bath. The property requires some general updating internally and has accommodation comprising a lounge with log burner, dining room with a further burner installed and stairs rising to the first floor, a fitted kitchen with door to the rear and there is a useful ground floor wc. On the first floor there are two nice size bedrooms and a bathroom. GCH and double glazing. Offered for sale with no onward chain.

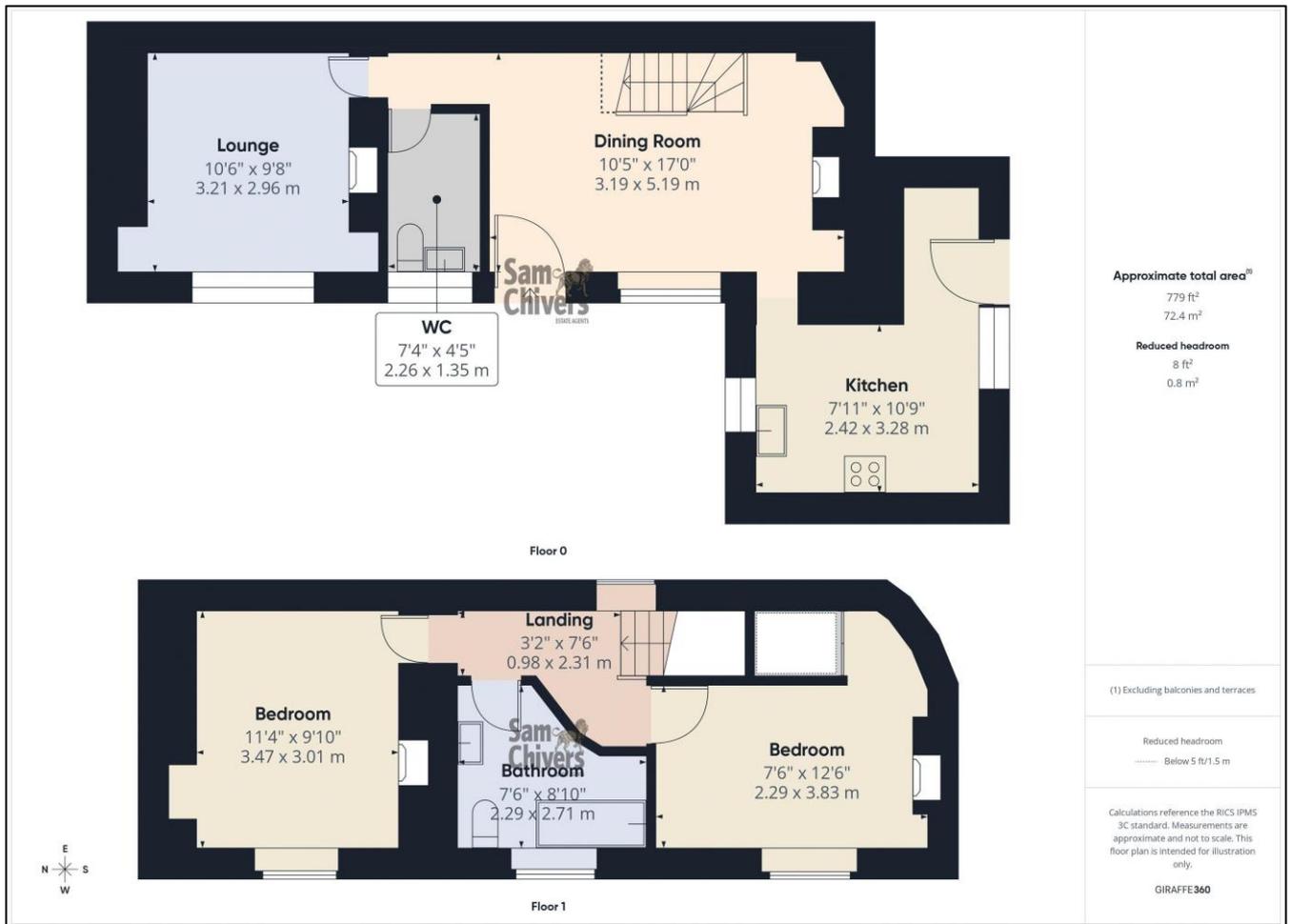
Externally the property has a shallow front garden with the main garden accessed from the kitchen and is alongside the property. The garden is low maintenance having been laid to chippings and there is an access gate. The property has allocated parking for a couple of cars just a short walk from the property.

The village of Clutton is a popular spot given its links to the neighbouring cities such as Bath, Bristol & Wells via the A37 & A39. The village offers a semi rural feel with a well regarded school, pub, social club/hall to name just a selection of facilities and there is plenty of open countryside close by.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.