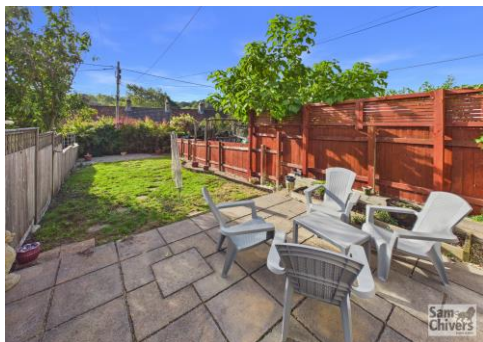




- A three bedroom natural stone cottage
- Handily placed within walking distance of the town
- Light and bright lounge and a good size kitchen/diner
- Ground floor bathroom plus en suite shower room
- Good size lawn garden with seating area
- Garage located at the top of the road



'This three bedroom mid terraced home is within walking distance of the town centre and its amenities and also benefits from a garage at the top of the road'

Quietly tucked away on a no through road, lies this three bedroom terraced home which is presented in lovely order throughout and also has the added bonus of a garage located close to the property! The property has an entrance lobby which leads into a light and bright lounge and this continues into a sizeable kitchen/dining room with plenty of units, space for a table and stairs to the first floor. The property has an inner lobby/utility area, a ground floor bathroom and also a rear UPVC porch perfect for shoes and coats. On the first floor there are three bedrooms with a really handy en suite shower room. GCH and double glazing.

Externally the property has an access pathway leading to the front door and serves the terrace. Beyond this is a level lawn garden with a lovely seating area and borders to the surrounds. There is a shared pedestrian pathway at the rear serving also the terrace and there is a useful outhouse/store shed with power and lighting. The property has the added bonus of a garage located close to the property which can be easily parked in.

The property is in close proximity to the busy high street where regular public transport to both Bath & Bristol can be found alongside a wide variety of shops. The town park and rural walks are also readily accessible.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.