



- A three bedroom detached bungalow on a lovely plot
- Spacious lounge/dining room, kitchen and utility
- Main bedroom with en suite shower room
- Private, South facing rear garden
- Garage and driveway alongside the property
- Offered for sale with no onward chain



'A detached three bedroom bungalow in a sought after quiet residential area and is set on a sunny, south facing plot!'

Quietly positioned on this popular Flower & Hayes built development, this three bedroom detached bungalow is in good order and has nicely proportioned accommodation. As you enter the property there is a welcoming L-shaped entrance hallway with airing cupboard, a light and bright lounge/dining room with doors opening out onto the garden and there is a well fitted kitchen with connected utility with a selection of integrated appliances and door into the garage. All three bedrooms are a comfortable size with the largest bedroom also having an en suite shower room. There is also a main shower room again in tidy order having been very well cared for. The property has gas central heating and is double glazed. Offered for sale with no onward chain.

The property sits on a manageable plot and enjoys a low maintenance front garden. The rear garden is exceptionally private and is laid mainly to a combination of lawn and a sunny patio and has a superb south facing aspect. The property has a single garage and private driveway located alongside the property.

The property is nicely positioned with the High Street within reasonable distance where an excellent range of shops and services are available alongside regular public transport which picks up at the entrance to the development. Countryside walks and bridleways are also easily accessible and for greater services Bath, Bristol and Wells are all within 30-40 minutes drive.

Tenure: Freehold

Council Tax Band: E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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.