



**41b Charlton Road, Radstock , Somerset**

**£1,200 Per Month**

- Two Bedrooms
- Driveway
- Garage
- en-suite

A Charming Flower & Hayes two bedroom home, conveniently located within walking distance to Norton Hill School.

The property consists of an entrance hall, There is a lounge dining room which opens onto the fully enclosed rear garden.

The attractive kitchen is located at the front of the property and has a built-in electric oven and hob, plumbing for washing machine and space for fridge freezer,

Upstairs there two very good size bedrooms and a family bathroom with shower over bath, the main bedroom also benefits from an ensuite shower room

Outside, the front of the property offers a small lawned garden with a convenient storage area and a path to the front entrance. At the rear, you'll find an enclosed garden, a garage, and parking space.

Additional features include gas central heating and double glazing







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
|                                             |                         | 83        |
|                                             | 58                      |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |
|                                                                 |                         | 80        |
|                                                                 | 51                      |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.