



- A three bedroom detached family home situated in a lovely location
- Attractive bay fronted lounge and separate dining room
- Extended kitchen with utility area, conservatory
- Welcoming hallway with original stained glass feature
- Large garden, garage and driveway
- Offered for sale with no onward chain



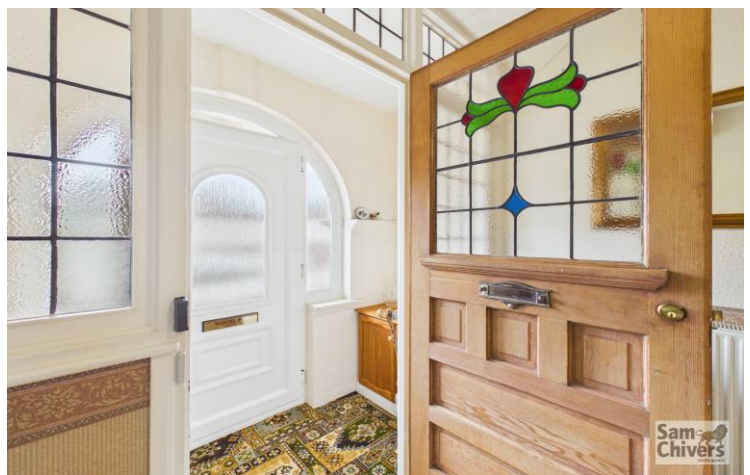
'A super opportunity to purchase an extended detached home within a desirable cul-de-sac within the town and if offered for sale with no onward sales chain!'

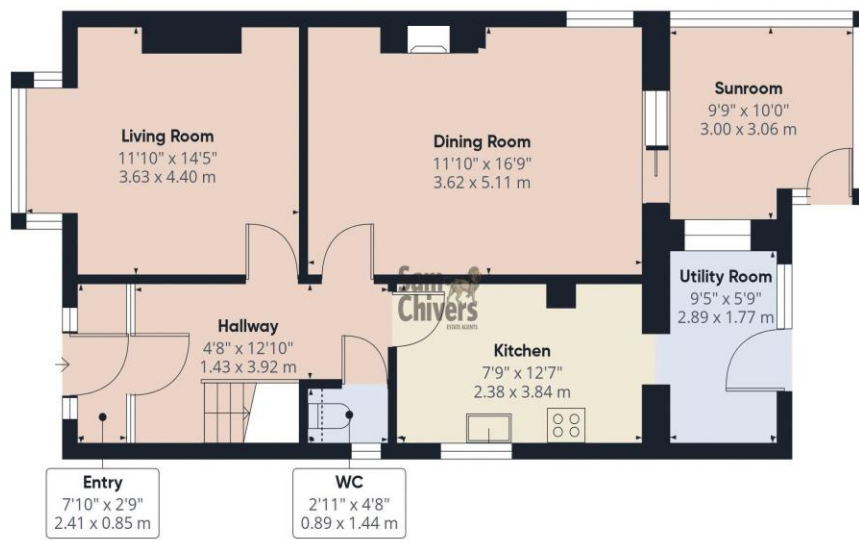
This nicely extended three-bedroom detached home would make the perfect family home having generous sized accommodation coupled with lots of original features and charm. The accommodation comprises an entrance lobby which leads into an attractive hallway with original leaded stained glass and the stairs rising to the first floor. The property has two reception rooms with a bay fronted lounge, separate dining room which is connected to a light and bright conservatory overlooking the garden. The kitchen has been extended and is in smart order with a utility type area to the far end. There is also a handy ground floor w.c. On the first floor there are three bedrooms plus a large shower room which has been very tastefully finished. The property has GCH and is double glazed. Offered for sale with no onward chain.

Externally the property has a brick paved driveway to the front and side for a few vehicles and this leads up to a decent size garage with an up and over door. At the rear there is an especially large garden with a private patio and a handful of steps up to a level lawn area with a large apple tree. There is a second section of lawn and to the far end an area offering vegetable plots.

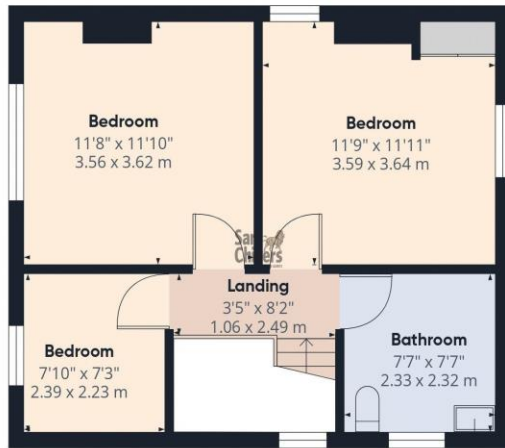
The property is situated in a convenient position and is easily within walking distance of the town centre, a range of schools for all ages and further services. Also, within a short walk there is access to open countryside and public footpaths and for those needing to commute Bath and Bristol are within approx. 25/30 minutes' drive.

Tenure: Freehold. **Council Tax Band:**

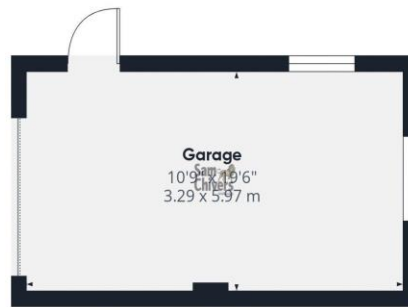




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m

1358 ft²
126.1 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 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.