



- A substantial detached natural stone house with feature log burner
- Separate lounge, dining room and study/playroom patio door to garden
- Galley style fitted kitchen with direct access to garden
- Three bedrooms, family bathroom and stairs to loft room
- Secure, private sunny garden with patio and lawn
- Private driveway parking leading to attached garage



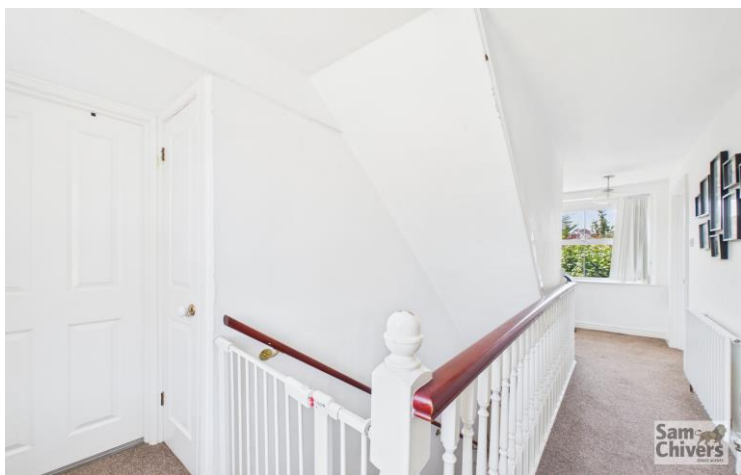
“A substantial natural stone property which offers plenty of ground floor living accommodation, generous sized bedrooms, private driveway parking, garage and extremely private sunny garden.”

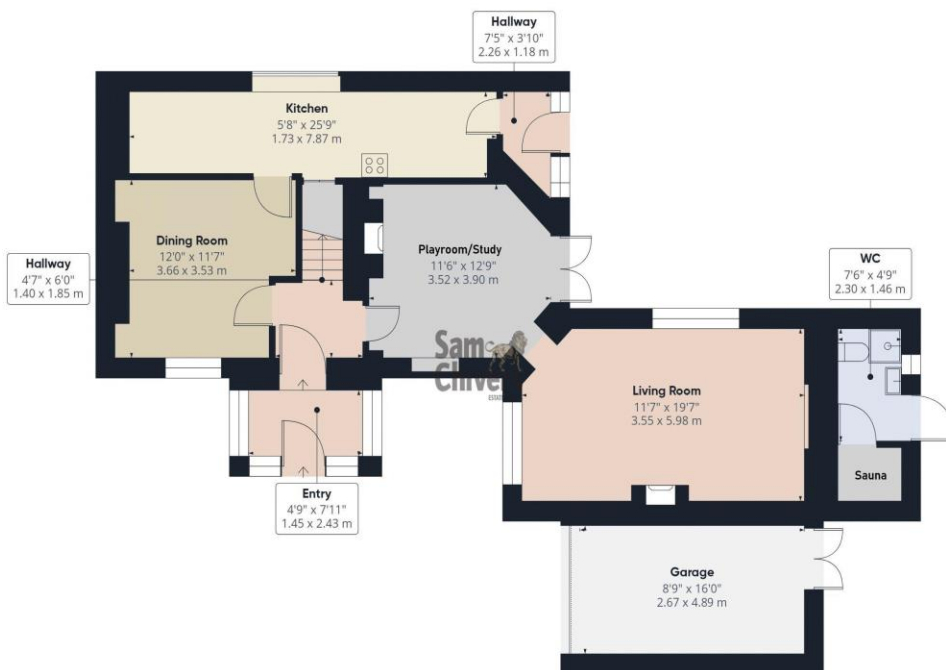
The accommodation comprises a handy entrance porch opening into an entrance lobby leading to plenty of ground floor space consisting of a sizeable lounge with dual aspect windows, a study / playroom with feature log burner and French door onto garden. There is a galley style fitted kitchen connecting well with a decent size dining room and door to lobby opening onto the garden. On the first floor are three bedrooms and a family bathroom with shower over bath. From the landing a staircase rises to a loft room with Velux windows.

Outside the property has easy, convenient parking for several cars to the front as well as a single garage with electric door. The rear garden is very secure, sunny, and private with patio and lawn. From the garden there are French doors into the rear of the garage and a door into a garden w.c. with hand basin and sauna.

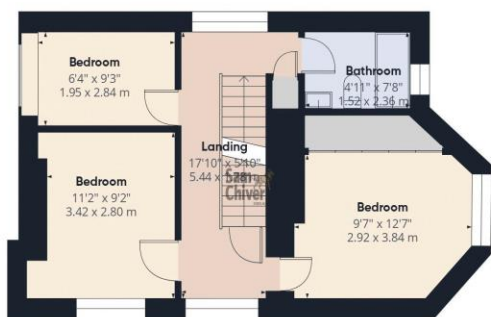
The property is conveniently positioned on Millards Hill and is within walking distance of the town centre amenities, the Midsomer Norton/Radstock greenway and public footpaths.

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

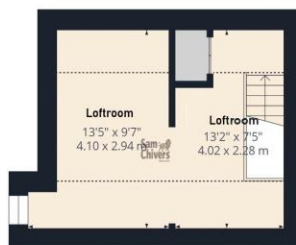




Floor 0



Floor 1



Floor 2

Approximate total area^m

1593 ft²
148 m²

Reduced headroom

101 ft²
9.4 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		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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