



- A charming mid terrace natural stone cottage
- Three bedrooms as well as a spacious loft room
- Attractive lounge overlooking the garden
- Kitchen/breakfast room and a ground floor bathroom
- Private garden and parking for two vehicles
- Offered for sale with no onward chain



'A three-bedroom natural stone cottage in a semi rural setting with a lovely view across open fields from the rear boundary!' This charming three-bedroom mid terrace cottage is set in a lovely position adjoining open countryside to the rear.

The property has an entrance hall with door leading into a kitchen/breakfast room with ample units and space for a breakfast table. There is a cosy lounge with attractive fireplace and window overlooking the garden and a rear lobby with door to the garden and the stairs to the first floor. The bathroom is also located on the ground floor. On the first floor there are three bedrooms and from the main bedroom a further staircase leads to a loft room which could be utilised in a variety of ways and has a velux window with a far-reaching view out across open fields and countryside. The property has oil CH and is double glazed.

Offered for sale with no onward chain.

Externally the property has a shared vehicular access lane serving the terrace and leads to parking for three vehicles. At the rear there is a fully enclosed garden laid predominantly to lawn and has a very private feel with a super outlook. The garden is south facing and is a wonderful sun trap. Located as part of a pretty terrace of cottages, the property is conveniently close to a large supermarket and there is a further range of amenities available in both Paulton and nearby Midsomer Norton. The property is set back from the A362 which makes it handy for those needing to connect to Bristol, Bath, and Wells.

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





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 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](mailto: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.