



- A stunning, well extended semi-detached family home
- Options on as many as four bedrooms
- Light and airy, immaculate living space downstairs with feature log burner
- Large garden measuring approx. 120ft in length
- Shower room and a separate family bathroom
- Offered for sale with no onward chain



'An impressive and extended semi-detached home located in the much sought after village of Chilcompton with a mature and sunny enclosed garden measuring approximately 120ft in length!'

This immaculate and well extended four-bedroom semi-detached home built circa 1930 offers a considerable amount of living space, complimented by generous sized bedrooms and a garden measuring approx. 120ft in length. As you step through the front door there is a welcoming entrance hallway with stairs to the first floor and a door which leads into a light and airy, bay fronted lounge with feature log burning fire, this room connects nicely to an attractive fitted kitchen with plenty of storage options, a selection of integrated appliances and views of the garden. Also to the ground floor is a separate dining room with doors to the garden, a rear lobby with a further external door and a handy ground floor w.c. On the first floor there are three spacious double bedrooms as well as a tasteful shower room and a separate family bathroom. A further staircase leads from the landing to the converted loft, creating a versatile additional room currently arranged as a home office, with flexibility to suit a variety of needs, whether as a master bedroom, two separate rooms or workspace. The property has gas central heating and double glazing throughout. Offered for sale with no onward chain.

Externally the property has an enclosed front lawn and a brick paved driveway providing parking for two vehicles in tandem in front of a good size single garage. At the rear there is a superb, mature garden with a very private feel. There is a private patio outside of the rear door, well-tended lawns gently sloping down with a variety of shrubs and borders to the surrounds, a further seating area which enjoys the sun at most times of day and a shed to the far end.

The village of Chilcompton is extremely well regarded locally and provides a popular Primary School, Co-op supermarket with post office, two popular village pubs, surgeries, and regular public transport. There are recreation areas within the village as well as easy access to open fields and countryside for those wanting a semi-rural aspect. Larger towns and cities such as Bath, Bristol & Wells are also inside reasonable commuting distance.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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.