



- A three bedroom semi detached home in lovely order
- Generous size and well presented lounge/dining room
- Spacious double bedrooms and an attractive bathroom
- Fully enclosed, sunny rear garden and parking
- Excellent commuter base for those commuting to Bath
- Walking distance of the village school and amenities



'A three bedroom semi detached home in really lovely order that is within walking distance of the village amenities, school and transport connections heading towards Bath!'

A smartly presented three bedroom semi detached home, located within the heart of the village of Peasedown St. John. The property enjoys spacious accommodation throughout with an entrance hallway leading into a central dining room which has ample space for a dining set. From this room there is access to the lounge at the front and also access to the kitchen which boasts a good range of fitted units and a pleasant aspect overlooking the sunny garden and there is a rear pantry store. On the first floor are two double bedrooms, the main bedroom has fitted wardrobes and there is a feature family bathroom with bath and separate shower enclosure and has fully tiled walls and floor. From the first floor landing is an attractive staircase leading to a further double bedroom in the professionally converted loft space.

Outside to front is a level gravelled garden area. To the rear is a fully enclosed south facing garden which enjoys lots of privacy and offers a low maintenance space with patio and a level lawn area. A shared gravelled driveway leads to a private parking space for one car which has gated access into the garden.

Ashgrove is a popular residential area on the eastern edge of the village. The property is a five minute walk to the village centre where a good selection of shops and services are available. The village primary school is a ten minute walk. The property is on the doorstep of regular public transport. Bath city centre is 6 miles and Bristol city centre is 16 miles making this home a great commute option.

Tenure: Freehold

Council Tax Band: B





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide 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.