



- Quiet small cul-de-sac
- 3 double bedrooms, ensuite and family bathroom
- Village park just across the road
- Ground floor bedroom
- Private and enclosed South facing garden
- Garage and easy driveway parking



Great size home with 3 double bedrooms, large kitchen diner, private rear garden and to top it off it's located in a quiet spot! This three bedroom link detached village home has plenty on offer in its current layout with bedrooms on both floors, enjoys a sunny, private rear garden and is located on a quiet private road. The property has accommodation comprising; entrance hallway with doors to all ground floor accommodation and stairs to the first floor. The lounge has a light and bright feel with French doors and windows bringing in plenty of natural light, spacious kitchen/dining room with integrated appliances and space for a dining table and there is a double bedroom with en suite shower room. Also on the ground floor is a handy wc. On the first floor there are two large double bedrooms both with velux windows and have plenty of fitted storage and there is a first floor family bathroom. The property has gas central heating and is double glazed. Externally the property has driveway parking in front of a single garage and at the rear there is a private and enclosed, South facing garden enjoying plenty of sunshine and has side access, patio seating area and is mainly laid to lawn. Agents Note: The property is subject to a annual management charge of £246.91 payable to Mendip Gardens Management Ltd. The property is set in a quiet and desirable Mendip village with open fields and public footpaths right on its doorstep. The towns of Midsomer Norton and Frome are easily commutable and within the village there is now a very popular farm shop/cafe and a restaurant.

**Tenure:** Freehold

**Council Tax Band:** E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.