



- A character cottage extensively renovated during the past four years
- Good sized lounge diner, feature log burner, exposed beam
- Attractive fitted kitchen with integrated appliances, dual aspect
- Two large double bedrooms and fresh modern shower room
- Maintenance free courtyard garden
- Several on road parking options nearby



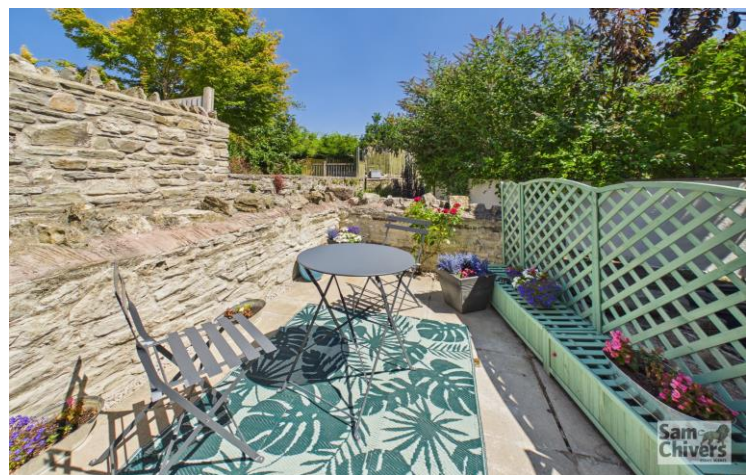
"A character village home which has been the subject of a thorough renovation project and located just 9 miles from the city centre of Bath & 11 miles to Bristol".

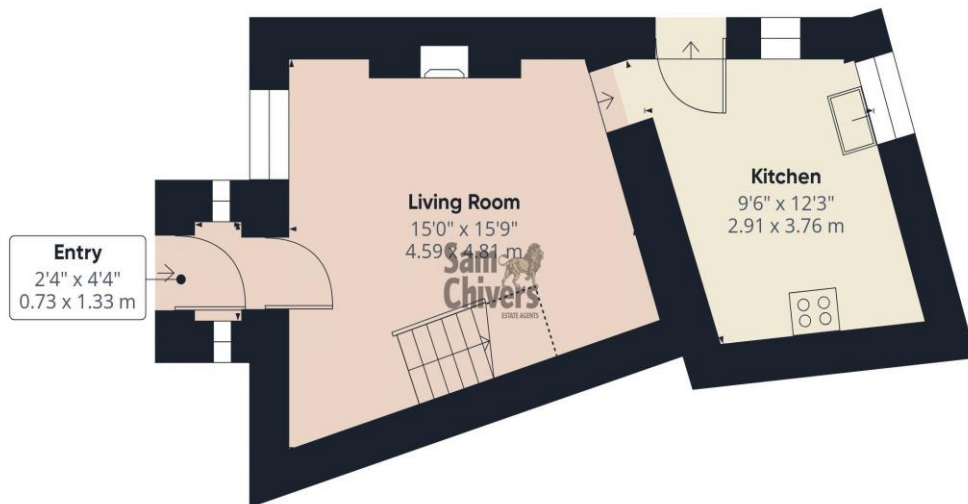
The renovation works commenced in 2022 consisting of an extensive damp proofing scheme, re-plastered from top to bottom internally, gas central heating system, new kitchen with appliances and new first floor shower room, exposed fireplace with feature log burner, double glazing throughout and new front and back door. The property has also been re-pointed on the outside and the rear courtyard garden enjoys a maintenance free finish.

The accommodation comprises a handy entrance porch opening into a lounge dining room with log burner, exposed beam, and practical flooring. An attractive fitted kitchen provides a good range of units with fitted appliances, door to side and window overlooking the garden. On the first floor are two very good-sized double bedrooms and tiled walk-in shower room.

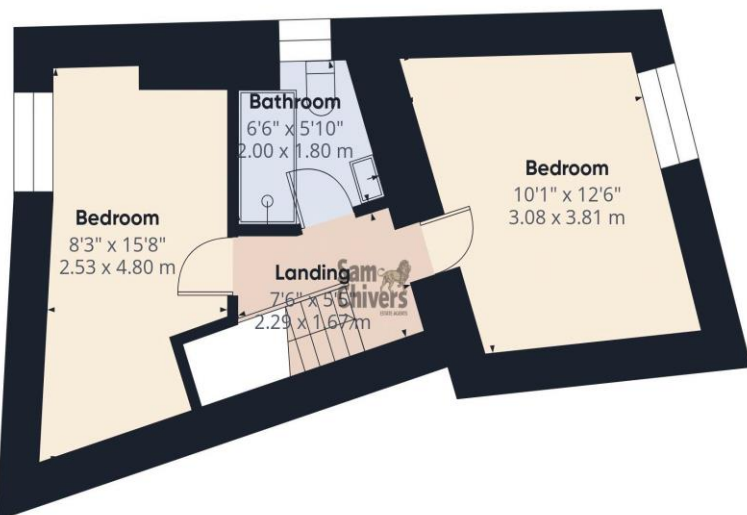
Parking: To the front of the 3 cottages there is a railed in parking area for 4 cars, first come 1st served, informal mutual agreement one house one car. Plenty of parking off street within the village.

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





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

613 ft²
56.9 m²

Reduced headroom

15 ft²
1.4 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		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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