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**21 COOMBEND  
RADSTOCK, BA3 3AR**



**FOR SALE      £325,000**

Simon Heal Estate Agents are proud to present this brilliantly extended, 4-bedroom family home set on the Radstock side of Bath. This 3-storey property offers four good size bedrooms (with en-suite to two), large, open plan lounge/dining room/fully equipped kitchen with breakfast bar, family bathroom, cloakroom, 2 parking spaces and a private courtyard to rear. **BRAND NEW LAYOUT, INTERIOR, WINDOWS AND HEATING SYSTEM!**

**NO ONWARD CHAIN, AVAILABLE NOW!**  
**VIEWING HIGHLY RECOMMENDED FOR FULL APPRECIATION OF THIS PROPERTY!**

### **Entrance Hall**

Front door leading to light and airy hallway. Stairs led to the floor, smoke alarm, radiator, under-stairs cupboard, doors into:

### **Open Plan Lounge/Dining** maximum size 22'6 x 13'2



### **Lounge**

Radiator, window to front, smoke alarm, telephone point.

### **Dining Room**

French Doors into the rear courtyard, radiator, smoke alarm.



### **Kitchen**

10'1 x 7'8

Range of wall and base anthracite kitchen cabinets with white worktops and upstands. Integrated appliances (gas hob, electric oven, fridge, freezer, dishwasher, microwave), stainless steel hood, stainless steel sink with a mixer tap, smoke alarm, window to side, vinyl flooring



### **Cloakroom**

Low-level WC with washbasin, vinyl flooring.

From the Entrance Hall into 1<sup>st</sup> floor:

### **Landing**

Stairs to top floor, smoke alarm, storage cupboard, doors into:

### **Bedroom 2**

11'0 x 8'9

Radiator, window to rear, smoke alarm, TV point, door into:

### **En-suite Shower Room**

Low level WC with concealed cistern, washbasin with a vanity unit, double shower enclosure with rainfall mixer shower and a hand-held piece-coming off mains, extractor fan, vinyl flooring.

### **Bedroom 3**

11'4 x 11'0

Window to front, radiator, TV point, smoke alarm.





### Bedroom 4

7'9 x 6'3

Carpeted flooring, window to front, radiator, smoke alarm, TV point.

### Family Bathroom

Window to rear, 3-piece suite comprising a bath with a shower screen and shower, washbasin and low level WC mounted into a vanity unit, heated towel rail, extractor fan, panelled walls, vinyl flooring.



From the 1<sup>st</sup> floor Landing, stairs to:

### Top Floor

#### Bedroom 1

19'2 x 12' (including the shower room) with a ceiling sloping at the height of 3'6

Velux windows to rear, combination boiler with a portable thermostat, radiator, smoke alarm.



### En-suite shower room

A double shower enclosure with a shower off mains, low level toilet with a wash basin, vinyl flooring.

### Outside

#### Parking

Two off-road, allocated, paved parking spaces (one to front and one to rear).

#### Rear Courtyard Garden

Well enclosed by fencing and retaining walls, with patio laid to slabs, outside tap.



## Agent Note

All services are main and connected.

Sizes are approximate, EPC=C

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is the co-director of the selling firm and is related to the other director of the selling firm.