



- A really good size three bedroom end of terrace townhouse
- Presented in smart order throughout and a modern finish
- Feature kitchen/dining/family room and utility
- Main bedroom with en suite shower room
- Two further good size bedrooms and a bathroom
- Two allocated parking spaces. No onward chain



'A deceptively spacious three bedroom townhouse, providing modern living and a low maintenance garden ideal for entertaining!' Arranged over three storeys, this modern family home provides spacious accommodation and is presented in smart order throughout. As you enter the property on the ground floor there is a light and bright lounge, a third bedroom or study if preferred and a handy cloakroom/wc. On the lower ground floor there is a feature kitchen/dining/family room with French doors opening onto the rear garden and there is a generous sized utility. On the first floor there are two good size double bedrooms with the main bedroom enjoying an en-suite shower room and there is a family bathroom with shower over bath. Gas central heating and double glazing. Offered for sale with no onward chain. Outside to front is a shallow, level garden laid to shingle and there are two private parking spaces just a stones throw from the house. The rear garden is tiered and fully enclosed and arranged as with paved patio with sleepers and as lovely garden shelter ideal for entertaining. Agents Note: Annual management fee of £208.22 payable to Saxons, which equates to approx. £17.35 a month. Twelve Acres Close forms part of a modern development constructed by Bovis Homes. The property is situated just a ten minute walk to the village centre where a good selection of shops and services can be found alongside a popular primary school, nursery and swimming pool. Bath city centre is just nine miles and Bristol city centre is twelve miles.

Tenure: Freehold

Council Tax Band: D





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	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.