



- A well extended three bedroom semi detached home
- Offering a huge amount of ground floor living space
- Ground floor wet room and a first floor bathroom
- Cosy lounge and a spacious, dining/family area
- Large level rear garden with studio/summerhouse
- Convenient location within walking distance of schools and amenities



'If ground floor living space is high on your priority list then this could be a great option for you and is coupled with a good size level garden with a home office/summer house at the far end!'

An impressive and very well extended three bedroom semi detached home convenient located within the town and with walking distance of schools for all ages and general town amenities. As you enter the property there is an entrance hallway with door into an attractive lounge and a modern high gloss kitchen which is connected to a nice size dining room/family room which is both light and airy and has patio door onto the rear garden. There is also a large wet room on the ground floor. On the first floor there are three good size bedrooms, a bathroom and separate WC all are complimented by full gas central heating and uPVC double glazing.

Externally to the front there is a convenient private drive for two cars side by side. To the rear is a large fully enclosed level garden exceptionally well maintained which boasts, a level lawn, raised beds/planters, a private patio seating area with pergola, a garden studio with power and timber workshop/shed.

The property is situated in a really convenient position and is easily within walking distance of the town centre, a range of schools and further services. Also within a short walk there is access to open countryside and public footpaths and for those needing to commute Bath and Bristol are within 25/30 minutes drive.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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.