



- A character natural stone property enjoying a convenient location
- Spacious lounge dining room with feature log burner
- Kitchen, separate utility room and boot room
- Three bedrooms and family bathroom with shower over bath
- Initial enclosed yard to rear, main garden fully enclosed
- Close to local shops, regular public transport on the doorstep



"A natural stone character home boasting a spacious lounge dining room with feature log burner, close to local shops and on the doorstep to regular public transport Bath to Wells".

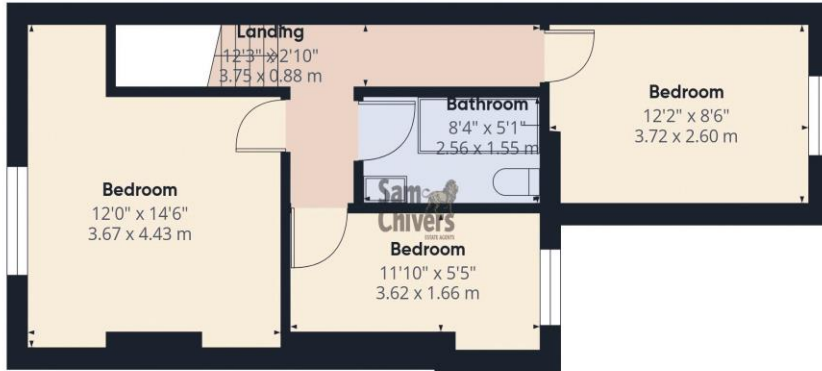
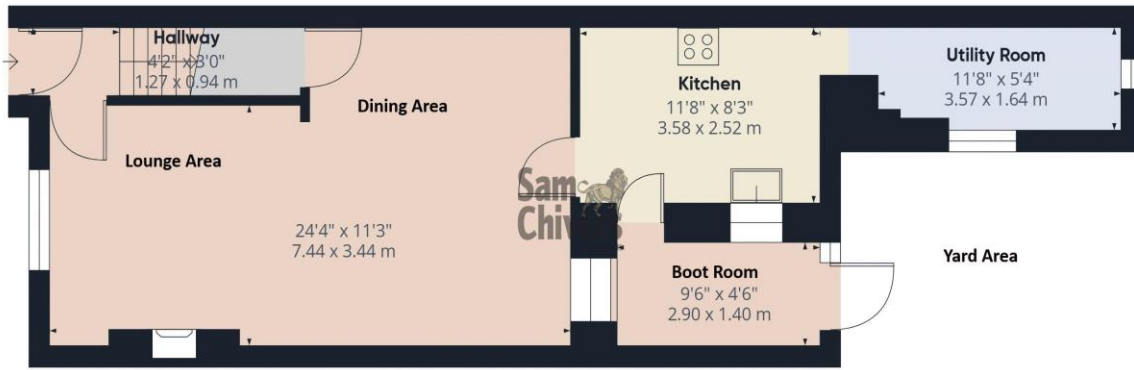
The accommodation comprises entrance hallway, spacious lounge dining room with feature log burner and ample space for a family dining table. Fitted kitchen, separate utility room and boot room. On the first floor are three bedrooms and family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is a level gravelled garden with pathway to front door. Initially to the rear is a fully enclosed and private yard with outside tap. Gated access to the main garden which is fully enclosed with decked patios and lawn.

Tenure: Freehold.

Council Tax Band: B





Approximate total area⁽¹⁾
978 ft²
90.9 m²

(1) Excluding balconies and terraces

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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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