

Midsomer Norton

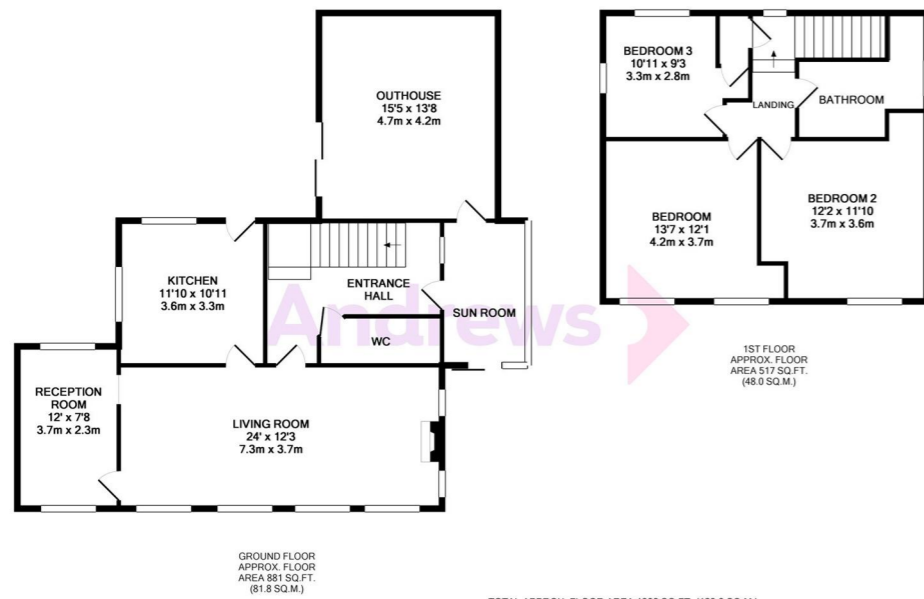
01761 410 111
Andrewsonline.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Memphis ©2019



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated - they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

**Broadway, Emborough
RADSTOCK, Somerset**

Offers in excess of
£300,000

Energy Efficiency Rating: E



This period detached residence is situated within the village of Emborough, on the border of the sought after village of Chilcompton.



Emborough and Chilcompton are sought after villages due to being one of a few villages locally with a good range of amenities including; primary school and nursery, St Chads surgery, two popular public houses, Co-op store, fuel station and the Holy Cow Café to name a few. It's situated within 10 miles from the City of Wells, 13 miles from the World Heritage City of Bath and 15 miles to Bristol.

The property is in need of renovation but anyone who appreciates period homes is sure to see the potential with the wealth of features and character. The accommodation consists of an entrance hall which features a flag stone floor and staircase and provides access to the WC/shower room and into the living space. The living room fills a predominant level of the ground floor with six arched windows to the front and side, a focal point fireplace with wood burning stove and leads off to another reception with a wood burner (which could make for a good size office) and to the kitchen. The kitchen is made up of a range of units and wooden worktops with dual aspect and stable doors to an additional area of garden at the back of property where there's an access the outhouse which has been used as a workshop. Once upstairs there are three double bedrooms and the bathroom but it's upstairs where there is an obvious need for attention.

Outside has a driveway for a couple of vehicles but more could be made from the space available. The main garden sits to the side of the house and is filled with a vast range of mature shrubs, trees and flowers and bound by hedging.

If you're looking for a period home with scope to make your own, then we highly recommend a viewing this home which is available with no onward chain.



Summary

- Detached period residence
- Three double bedrooms
- Two reception rooms
- Desirable village
- In need of renovation
- Off road parking
- Mature gardens
- No onward chain

Highlights

 1398 Square Feet

 The Mill Nursery/Primary School- Within 1/2 mile.

 Norton Hill School- Within 3 miles

 St Chads Surgery- Within 1/2 Mile

Interested in this property?

For viewings and advice please get in touch with our Midsomer Norton branch on 01761 410 111