



- A mature semi-detached house enjoying a sunny rural view
- Spacious lounge with doors into conservatory, gas central heating
- Kitchen dining room and separate utility / boot room with handy w.c.
- Three bedrooms and family bathroom with shower over bath
- Large and fully enclosed south facing rear garden adjoining open countryside
- Pedestrianised green space to front with mature trees



***"A mature semi-detached house enjoying a quiet semi-rural location, which backs onto open countryside and appreciates a sunny south facing aspect".***

The accommodation comprises a light and airy entrance hallway with doors to lounge and kitchen. The lounge has a window to front and to rear doors into a conservatory. There is a spacious kitchen dining room with a good range of units and ample space for a table. From the kitchen there is a door into the utility / boot room with separate w.c., doors to front and rear. Also from the kitchen a door opens into a sunny conservatory. On the first floor are three bedrooms, a family bathroom with shower over bath and separate w.c. Gas central heating and double glazing. Outside to front is a quiet pedestrianised green space with mature trees and pathway leading to the front garden which is gated, fully enclosed and laid to lawn. To the rear is a large and fully enclosed south facing garden which adjoins open countryside.

Agents Note: The roof space is fitted with leased solar panels through Anesco and has the remaining term of its 25 year lease which commenced in February 2012.

The property is located in a residential cul-de-sac and is within walking distance of most village amenities including the popular primary school and also a co-op convenience store. Midsomer Norton is five miles, Frome is six miles. Bath city centre is fourteen miles and Bristol city centre is twenty miles.

**Tenure:** Freehold

**Council Tax Band:** B





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