



- A semi-detached family home close to open countryside
- Light and bright lounge/dining room
- Kitchen and side lobby/utility area
- Three bedrooms & shower room
- Fully enclosed rear garden with views to the rear & decked area
- Parking for 2 cars to the rear & garage



'A smart three bedroom semi detached home which is available to purchase with no onward chain!'

A mature semi-detached family home situated close to playing fields, open countryside and just a ten minute walk to a popular primary and secondary school. There is an entrance hallway which has a door to the lounge/dining room with the dining area overlooking the rear garden and there is a well fitted kitchen. On the first floor are three bedrooms and a smart shower room. Far reaching views can also be enjoyed from the first floor rear elevation. Mains gas central heating and double glazing. Offered for sale with no onward chain.

Outside at the rear there is parking for two cars and a single garage and other on the street have created parking to the front (correct permissions would need to be sought). The garden is fully enclosed and has a decked seating area which then leads down to the lawn.

The property is half a mile in distance from Radstock town centre and Writhlington School which provides a good range of shops and services and regular public transport to both Bath & Bristol. The Fromeway public house is located at the bottom of the road. Bath city centre is 9.5 miles and Bristol city centre is 17 miles.

Tenure: Freehold

Council Tax Band: C





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 59 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.