



- A natural stone, character cottage with large garden
- Cosy lounge to front with open fireplace
- Kitchen with a pleasant view of the garden
- Three bedrooms and ground floor bathroom
- Large garden approx 125 feet in length
- Bath city centre approx. 6 miles, regular public transport on the doorstep



"A natural stone character cottage boasting a large sunny garden and many original features". Located 6 miles from the city centre of Bath and enjoying regular public transport on its doorstep.

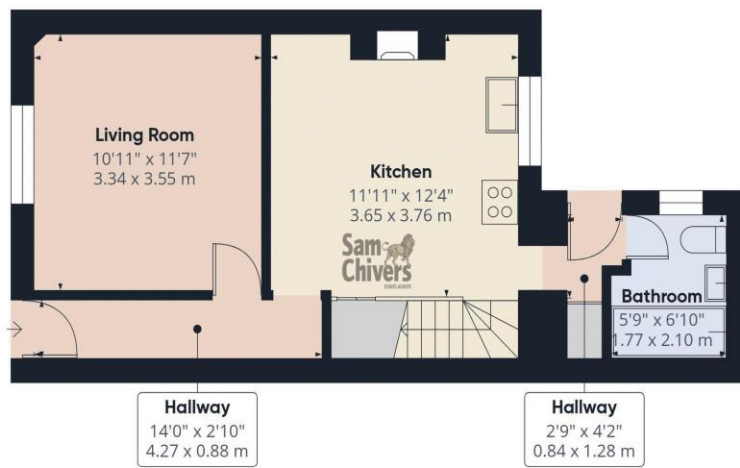
The accommodation is arranged over two floors and has not been tampered with during its lifetime, therefore still retaining a cosy sitting room to front with open fireplace and exposed pine floorboards. The entrance hallway and kitchen have the original terracotta and black tiled flooring, limestone fireplace to kitchen (currently sealed) and window with views of the rear garden. Rear lobby with door to bathroom and garden. On the first floor are three bedrooms all with their original strip pine floorboards, the main bedroom has a pretty cast iron fireplace, a nice view of the garden and cupboard housing the gas central heating boiler.

Outside to front is a small level garden with mature shrubs creating much privacy. To the rear is a fully enclosed garden measuring approx. 125 feet, mainly laid to lawn with vegetable patch, timber shed with power and log store.

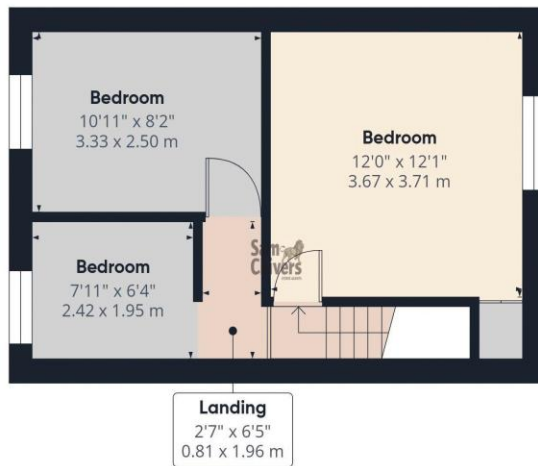
Ashgrove is a popular residential area on the eastern edge of the village. The property is a five minute walk to the village centre where a good selection of shops and services are available. The village primary school is a ten minute walk and open countryside the same.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0



Floor 1

Approximate total area⁽¹⁾
716 ft²
66.5 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.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 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.