



- A three storey town house occupying a corner plot
- Attractive open plan lounge, kitchen dining room with doors to garden
- Four double bedrooms, two of which have ensuite shower rooms
- Handy ground floor cloakroom, top floor family bathroom
- Fully enclosed rear garden with door into garage and gate to drive
- Garage with private driveway parking



"A corner plot three storey town house situated in a super convenient location with easy access to popular primary schools, public transport and the Midsomer Norton Greenway". The accommodation comprises, ground floor entrance hallway with handy cloakroom and door leading into an open plan kitchen, dining and lounge space with French doors opening onto the rear garden. On the first floor is the principal bedroom with fitted wardrobes, ensuite shower room and French doors opening onto a Juliet Balcony. Further double bedroom with ensuite shower room. On the second floor there are two double bedrooms and a family bathroom. Mains gas central heating and double glazing. Outside to front there is a bathroom leading to front door and the side of the property. To the rear is a secure and fully enclosed garden laid to paving and artificial lawn. The garage is situated to the rear of the property and has access directly from the garden. Gated access from garden to drive also, parking for one car to front of garage. Annual management fee of approx. £315.00

**Tenure:** Freehold

**Council Tax Band:** E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	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](mailto: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.