



- A spacious ground floor apartment forming part of an impressive chapel conversion
- Light and airy lounge diner with floor to ceiling windows providing lots of natural light
- Fitted kitchen with a good range of units, direct access to the private garden
- Two double bedrooms both with built in wardrobes and luxury wet room
- Southwest facing fully enclosed, private lawn garden, garage, and private drive
- Presented in excellent decorative order and offered for sale with vacant possession



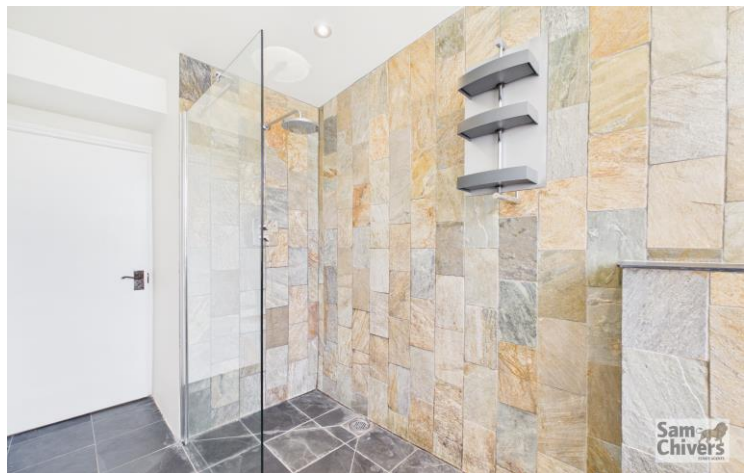
"A spacious ground floor apartment forming part of an impressive Chapel conversion with a sunny, private enclosed garden and garage, close to open countryside and ideally positioned for access to Bath (10 miles) and Bristol (12 miles)."

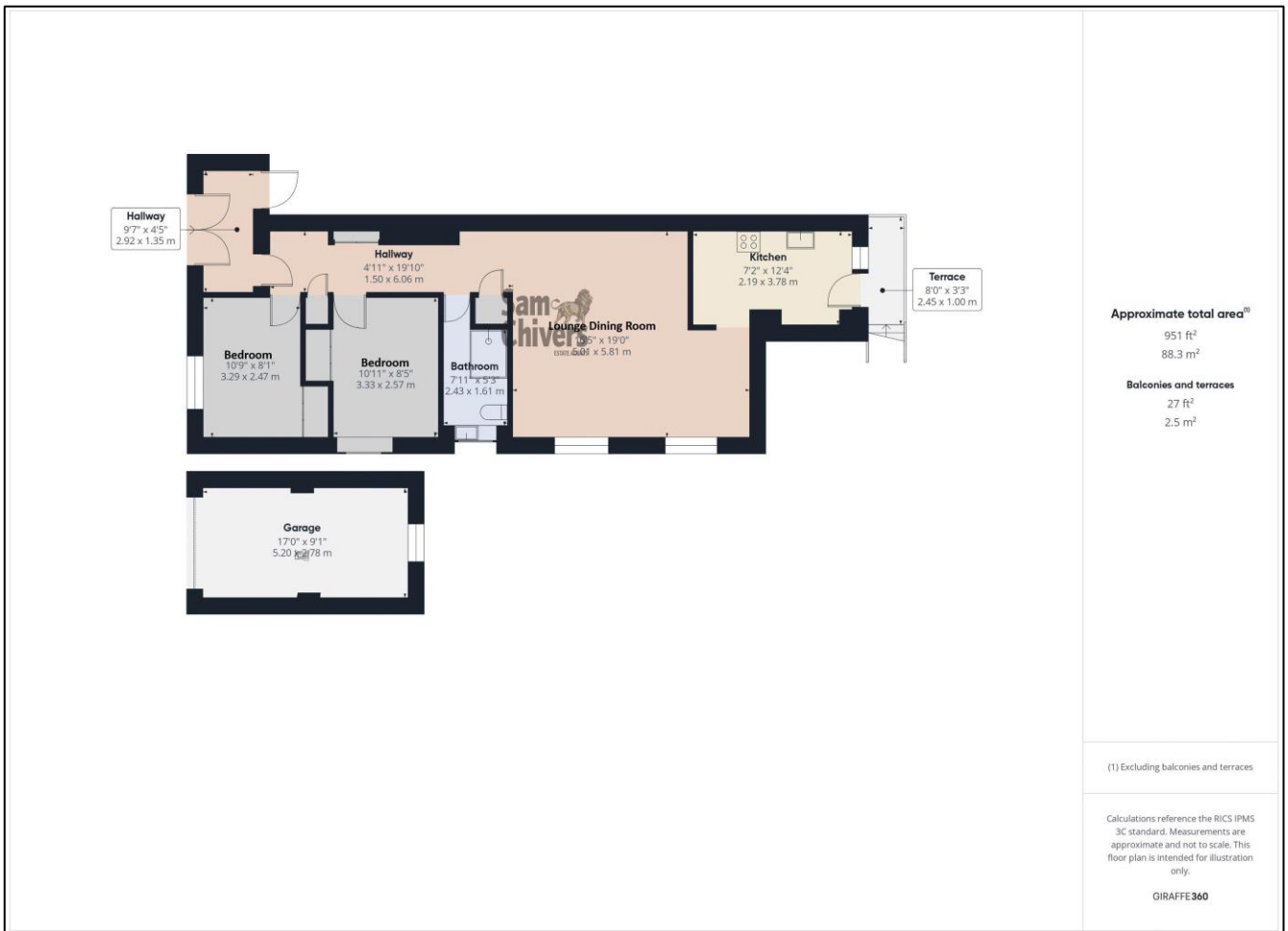
The accommodation comprises a secure entrance reception shared with one other apartment, leading into the entrance hallway which flows into a light and airy lounge dining room with full length windows overlooking the sunny garden and allowing an abundance of natural light to flood in. A feature ethanol flame fire provides a contemporary focal point. The kitchen provides a good range of fitted units with newly fitted worktops and tiles, and benefits from a door which opens directly into the garden. There are two double bedrooms, both with built in wardrobes. Professionally designed and fully tiled wet room. The apartment boasts quality solid oak flooring to all rooms except the wet room. There are three storage cupboards in the entrance hallway and a bespoke fitted storage cupboard in the lounge. Mains gas central heating and double glazing.

Externally the apartment has a sunny south-west facing lawn garden which is level and fully enclosed. Gated access from the garden leads to driveway parking and the garage. This property presents an extremely rare opportunity, is shown in excellent decorative order and is offered for sale with no onward sales chain.

Original lease term 999 years, commenced during 1989, with an approximate residual lease of 962 years. There are no management fees applicable. There is a voluntary monthly maintenance contribution of £25.00, saved in a sinking fund for any general work required to the building. Tenure: Leasehold. Council Tax Band: B.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.