



- A 1930's built three bedroom semi detached home
- Large garden measuring over 150ft in length
- Spacious lounge/dining room with gas fire
- Rear extension overlooking the garden
- Parking for several cars and a large garage
- Offered for sale with no onward chain



'Situated on one of the towns most popular roads, this three bedroom semi has a huge garage and a garden measuring over 150ft in length!'

This three bedroom, 1930's built semi detached home has been very well cared for by the current owners since the late 1960's and has been a super home which is new ready for new owners! The accommodation comprises an entrance hallway with stairs to the first floor and a doorway which leads into a bay fronted lounge/dining room with a gas fire. Double doors lead out to a light and bright ground floor rear extension which overlooks the garden and has a ground floor wc for convenience. The kitchen is in good order with a selection of integrated appliances and houses the gas boiler. On the first floor there are three bedrooms all of which are a comfortable size and from the largest room there are stairs to a loft room. The bathroom is also on the first floor and is a generous size with bath and separate shower enclosure. GCH and double glazing. Offered for sale with no onward chain.

Externally there is ample driveway parking to the front and side of the property and gates which lead through to an exceptionally large garage with power and lighting and is set back into the garden. The rear garden measures well over 150ft in length and has an initial brick paved area, a garden pond and beyond this is a mature lawn area with a selection of fruit trees and grape vines, a greenhouse and further mature hedging and shrubs.

The property is situated in a convenient position and is easily within walking distance of the town centre where there a variety of local schools for all ages as well as the doctors surgery and pharmacy. Also, within a short walk there is access to open countryside and public footpaths and for those needing to commute Bath and Bristol are within approx. 25/30 minutes' drive.

Tenure: Freehold

Council Tax Band: C





Sam Chivers ESTATE AGENTS www.samchiversproperty.co.uk

Sam Chivers Estate Agents

@samchiversestateagents

@samchiversproperty

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent 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.