



- A mature detached village property occupying a sunny level plot
- Lounge to front with feature fireplace, separate dining room
- Roomy kitchen breakfast room, utility, ground floor shower room
- Three bedrooms, gas central heating and double glazing
- Staircase to loft room with connecting shower room
- Extensive private drive and level lawn garden. No onward chain



"A mature, detached village property which occupies an accessible level plot with ample parking and a garden appreciating a sunny southerly aspect."

Offered for sale with no onward chain. The accommodation comprises a central entrance hallway with doors to a lounge which overlooks the front garden and has a feature fireplace. A roomy kitchen breakfast room with a good range of fitted units, larder and deep understair cupboard, French doors onto the rear garden, door into separate utility room and shower room with walk in shower. Also from the main hallway is a dining room or bedroom, three further bedrooms two of which are doubles. From the kitchen a staircase rises to a good size loft room and connecting shower room. Mains gas central heating and double glazing.

Outside to front is a level lawn garden with pathway to front door, utility room continuing to the left of the property into the garden. Extensive private side drive, providing parking for several cars. To the rear there is a level lawn garden, with paved patio and gravelled path to a timber shed. The property enjoys easy access to open countryside and a village, regular public transport passes through the village. 6 miles from Shepton Mallet, 9 miles from Wells and 14 miles from Bath.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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.