



- A modern semi-detached home located on a popular development
- Good sized lounge with patio doors onto garden
- Kitchen dining room with a range of fitted units, fitted appliances
- Three bedrooms, ensuite shower room and family bathroom
- Decent sized West facing garden to rear with access to garage
- Private driveway parking for two cars and attached garage



“A three-bedroom semi-detached home which boasts a good size garden, side drive to garage and a level walk to both Norton Hill primary and secondary schools.”

The accommodation comprises entrance hallway. The lounge is a decent size and benefits from a large storage cupboard and patio doors opening on the rear garden. An attractive, modern kitchen breakfast room is positioned to the front of the property and has integrated appliances. On the first floor there are three bedrooms, the main bedroom boasts an ensuite and there is also a family bathroom. Gas central heating and double glazing.

Outside to front is a private drive for two cars leading to the side garage. To the rear there is large West facing and fully enclosed garden laid to lawn with patio area and door directly into the rear of the garage.

Polden Walk forms part of this popular new development known as Beauchamp Place, constructed by Barratt Homes. The town of Midsomer Norton is one and half miles. Bath city centre is twelve miles and Bristol city centre is sixteen miles.

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





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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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