TELEPHONE
01761 411020

EMAIL
sales@samchiversproperty.co.uk

4 Tyning Hill

Radstock
BA3 3ET

£299,950

- An attractive three bedroom semi detached cottage within Radstock
- Deceptively spacious and very well presented internally
- Spacious lounge/dining room and tasteful kitchen/breakfast room
- Three well proportioned bedrooms and a large family bathroom
- Mature, tiered garden with private seating areas

'A deceptively spacious and beautifully presented three bedroom home with accommodation set over three levels and has potential to extend further to the side with the correct permissions being sought!'

This attractive three bedroom, natural stone, semi detached home has plenty on offer with generously sized accommodation that is coupled with a lovely rear garden and also easy parking for at least a couple of vehicles side by side! The property is beautifully presented and has accommodation comprising, an entrance hall leading into a large kitchen/dining room with stairs rising to the first floor. At the rear there is an immaculate kitchen/breakfast room with a door to the garden. On the first floor there are two comfortable bedrooms and a large bathroom with both a bath and a separate shower enclosure. A further staircase then rises to a further bedroom in the loft. The property enjoys GCH and double glazing.

Externally the property has a small front garden and easy driveway parking alongside the property for at least two vehicles. The garden has been nicely designed and maintained and is set over several levels. There is a gravelled area serving the side and rear of the property and steps then rise to a paved and covered area and then on again up to a decked seating area, level lawn and a raised patio seating area. Side access gate.

The property is conveniently located within an easy walk of the town centre and its amenities and also is within 20 minutes drive of both Bath and Frome. A handy location sure to suit many with local schools for all ages easily accessible as well as access to the pretty Sustrans cycle network accessing Bath via Shoscombe & Wellow.

Tenure: Freehold **Council Tax Band:** B

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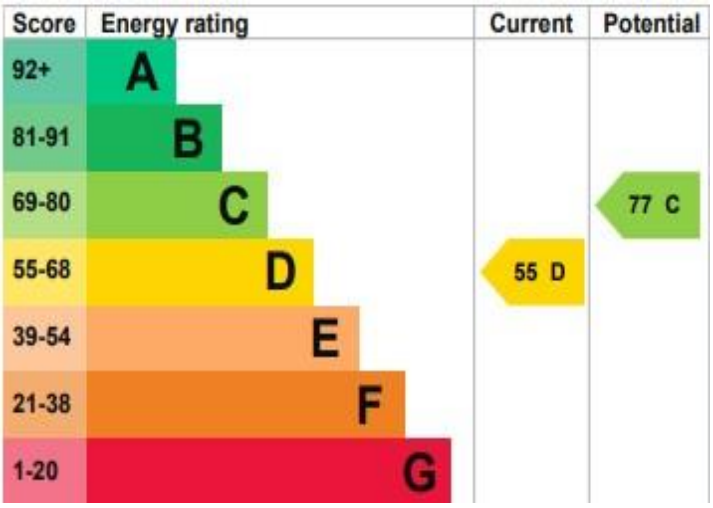

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

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.