



## 18 Orchard Road

, BS39 7YZ

£295,000

Tucked away in a quiet cul-de-sac, this property is well situated close to the centre of the village and local amenities.

Cul-de-sac location

Close to amenities

Off street parking

Private garden

Close to countryside walks

Extended to the rear

### Viewing

Please contact our Bath Stone Property (MSN) Office on 01761 360144

if you wish to arrange a viewing appointment for this property or require further information.



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1

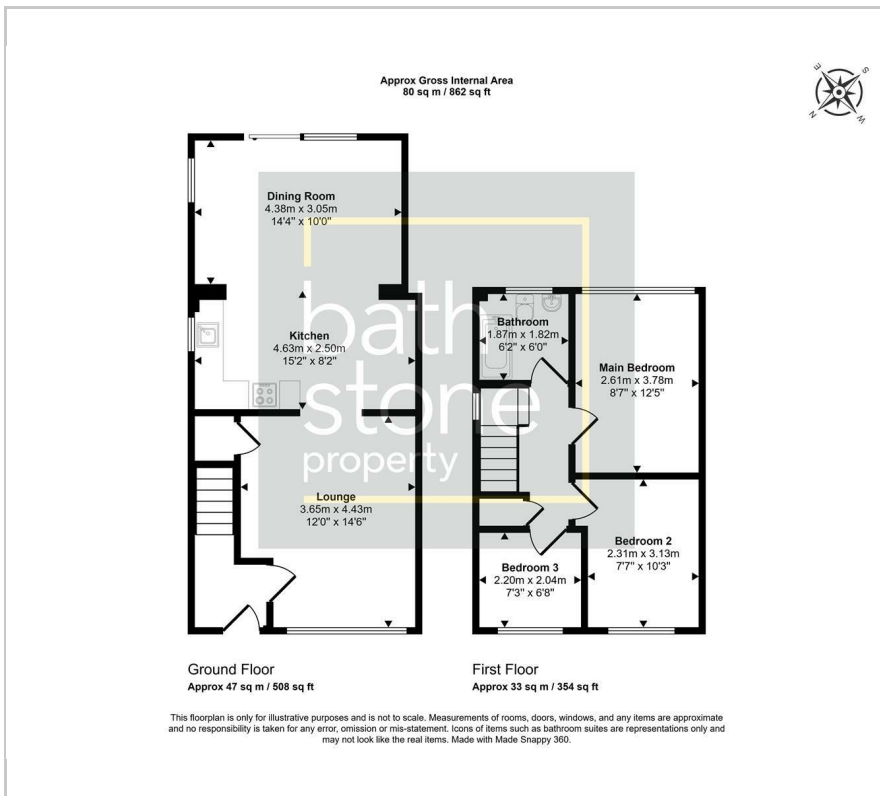


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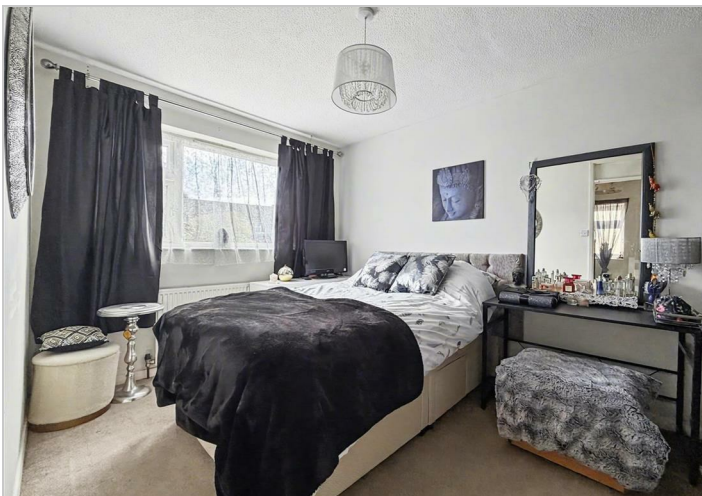
# Floor Plan



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please give us Feedback



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