



- A deceptively spacious three bedroom mid terrace home
- Cosy lounge and a dining room connecting to the kitchen
- Ground floor office/playroom and bathroom
- Three bedrooms and a handy loft room
- Large rear garden with sunny patio and summerhouse
- Solar panels installed with battery back up



'A deceptively spacious three bedroom terraced home which has an additional ground floor room and a loft room which could both make great work from home spaces!'

This three bedroom, natural stone terraced home offers so much space and has also had its roof space fitted with 8 solar panels with battery storage making this an extremely efficient home to run! The accommodation comprises, an entrance hallway with stairs to the first floor and storage beneath, a cosy lounge with Parkray and a separate dining room which connects to a well fitted kitchen with ample units and work surfaces space and the door to the rear. Also on the ground floor is an additional room, currently utilised as a bedroom but would make a handy office or play area and a large family bathroom. On the first floor there are three bedrooms all of which are a comfortable size and from the third bedroom stairs rise to a really useful loft room. The property has gas central heating and double glazing.

Externally the property has a raised front garden laid mainly to chippings. At the rear there is a shared pedestrian access and beyond this is a large garden with a good size lawn and then a raised patio area perfect for enjoying the afternoon and evening sun and there is also access to the summerhouse/garden room. Parking is readily available on street.

AGENTS NOTE: The roof space has been fitted with 8 solar panels with a battery back up significantly contributing to the overall running costs of the home.

Woodborough Road is handily placed for a variety of buyers as both Bath and Frome can be accessed within approx 20/25 minutes drive and there are a range of services close by with Primary and Secondary schools, convenience stores and surgeries in the centre of Radstock. The property itself overlooks an open green space with play park.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
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