



Connells

Tynning Cottages
Holcombe Hill, Radstock



Property Description

Situated within a popular village location on the outskirts of the historic mining town of Radstock, this charming two-bedroom mid-terrace cottage offers a wonderful blend of character, practicality, and outdoor space.

The accommodation is well-proportioned and versatile, comprising two reception spaces that provide flexibility for both living and dining arrangements. The kitchen is positioned to the rear, offering a functional layout with access to the garden, while the ground floor also benefits from a conveniently located bathroom.

Upstairs, the property features two bedrooms, both enjoying a pleasant outlook and ample natural light.

Externally, the cottage boasts an enclosed rear garden, thoughtfully arranged with a lawned area, seating space ideal for outdoor entertaining, and a variety of established plants and shrubs adding colour and privacy, with further outdoor space accessed from main garden. A standout feature is the garden office, offering an excellent solution for those working from home or seeking additional usable space.

This attractive home is perfect for first-time buyers, downsizers, or those looking to enjoy village living within easy reach of Radstock's amenities and surrounding countryside.

Entrance Porch

Door to front aspect. Window to side. Area for coats and shoes. Door to Lounge.

Lounge

Window to front aspect. Fire place with fitted log burner. Radiator. Door to Dining Room.

Dining Room

Stairs rising to first floor. Radiator. Open access to Kitchen. Door to Bathroom .

Kitchen

Window & stable style door to rear, overlooking and leading out to garden. Comprising a modern range of wall, base & drawer units with work surfaces over & splashback tiling. Inset sink and drainer unit. Built in double oven and inset hob with cookerhood over. Space for under counter appliances. Tiled effect flooring.

Bathroom

Obscure window to rear. Suite comprising panel enclosed bath with mixer tap / shower attachment, vanity storage unit with basin & low level wc. Tiled walls. Radiator.

Cont'd....

Bedroom One

Window to front aspect. Radiator.

Bedroom Two

Window to rear aspect, overlooking garden.
Built in cupboards. Radiator.

Front Garden

Laid to hardstanding with wall to boundary.

Rear Garden

Area enclosed by fencing and mainly to lawn.
Paved patio area. Mature selection of plants & shrubs. Garden office - with power & light. Further separate garden area belongs to the property, accessed by gate from main garden.

There is a path that goes across the back of the properties allowing prescribed access rights to the terrace of cottages.

Agents Note

Under the Estate Agency Act 1979 we obliged to disclose that the vendor of this property is a Connells team member.

Please be advised that to get to the separate garden area, access is via a small section of the adjoining neighbours garden, by local agreement, and through a gate. There is no legal right of access.







To view this property please contact Connells on

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view this property online connells.co.uk/Property/TWB308004

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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