



- A substantial detached bungalow, approx. plot size 0.25 of an acre
- The property requires general modernisation throughout
- Spacious L shape lounge dining room, gas central heating
- Roomy kitchen breakfast room with rural views to rear, utility room
- Four bedrooms, one ensuite, family bathroom, double glazing
- Driveway and level lawn to front, large fully enclosed garden to rear



"A detached bungalow constructed during the 1960's, enjoying a large level plot with a rear garden adjoining open field".

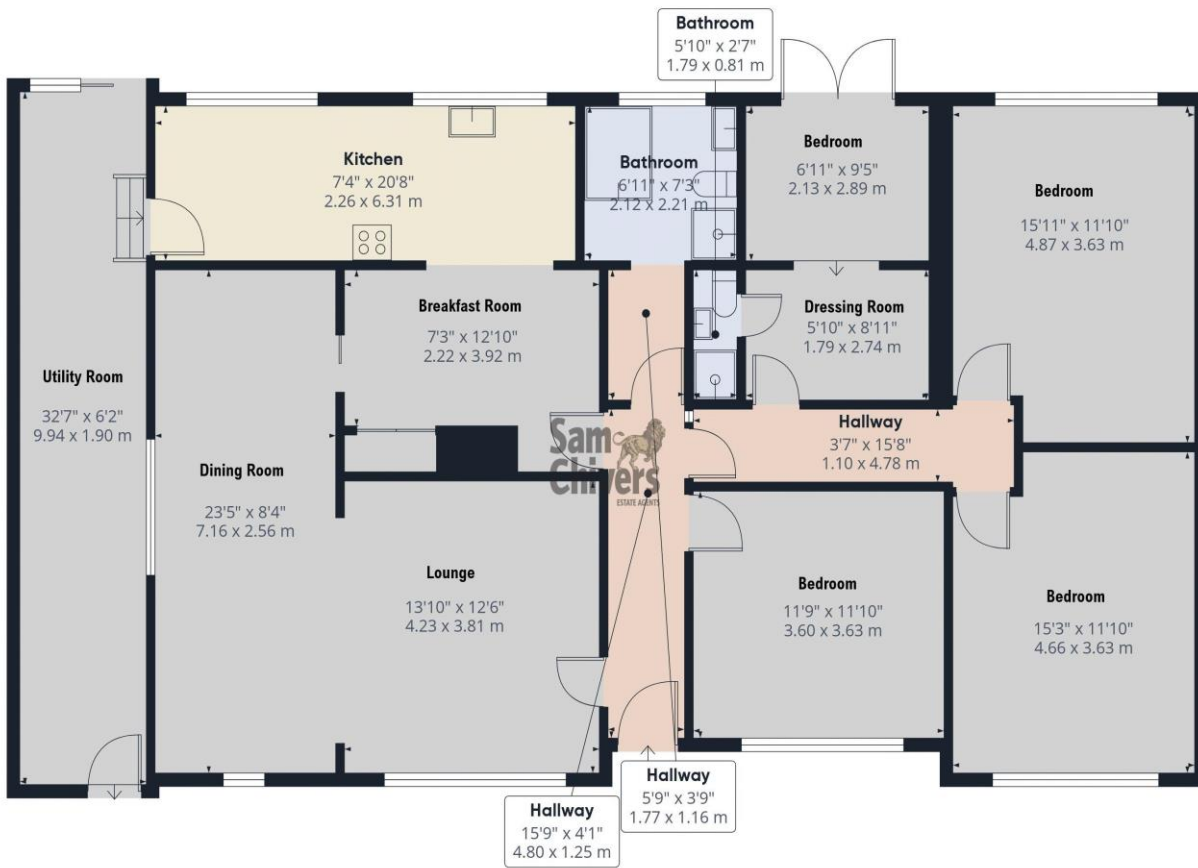
The property requires general updating throughout. The accommodation comprises a central entrance hallway with doors to all rooms. There is a spacious L Shape lounge dining room with raised fireplace. To the rear of the property is a kitchen breakfast room with windows overlooking the back garden. There are four bedrooms, one has an ensuite shower room. Main bathroom with bathtub and separate walk-in shower.

Gas central heating and double glazing. Outside to front the property is approached via a driveway bordered by a level lawn. Pathway to the right-hand side of the property leads into a fully enclosed garden with lawns and mature planting, all adjoining open fields. The city centre of Bath is 10 miles and Bristol 12 miles. The property is offered for sale with no onward chain.

AGENTS NOTE: We are advised by the seller that there is an additional section of land to the front of the property which is rented under licence from BANES council at £150.00 per year.

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





Approximate total area<sup>(1)</sup>  
1692 ft<sup>2</sup>  
157.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto: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.