



- A detached family home located in a much sought after location
- Feature kitchen dining room with ample space for a table and seating
- Cosy lounge with feature "Aga" gas fired stove
- Four bedrooms, main bedroom ensuite and family bathroom
- Private side drive with EV charger, leading to attached garage with power
- Large and level lawned garden to rear enjoying much privacy



"A detached family home situated in a quiet residential cul-de-sac, private drive to garage and a very good sized and fully enclosed level rear garden".

The accommodation comprises entrance hallway with ground floor cloakroom and handy storage cupboard. Lounge to front with gas fired "Aga" stove. A spacious kitchen dining room spans the entire width of the property to rear, providing a good range of fitted units with integrated appliances, ample space for a large dining table and room enough for a seating also, French doors and window onto garden. On the first floor there are four bedrooms, the main bedroom has fitted wardrobes, an ensuite shower room and family bathroom. Gas central heating and double glazing.

Outside to front is a paved drive with EV charging point, leading to an attached garage. To the rear is a particularly decent size, level lawn garden with paved and decked patio areas and flower borders, door into the rear of the garage which has power and lighting.

Agents Note: Management fee of £289 payable bi-annually towards upkeep of the private road and development. Payable to First Port.

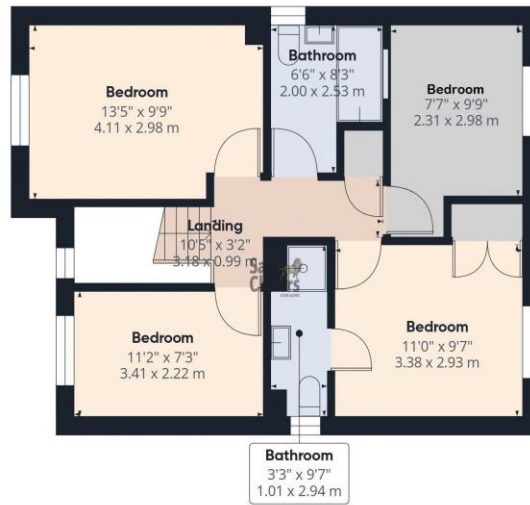
Westfield is conveniently situated with easy level walking access to local shops, regular public transport, and popular schools. Midsomer High Street can be accessed via the "Greenway" and is a ten-minute walk. Bath city centre is 10 miles and Bristol city centre is 18 miles.

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





Floor 0



Approximate total area⁽¹⁾
1264 ft²
117.5 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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