



- A cosy two bedroom terraced cottage
- Nicely presented lounge and fitted kitchen
- Good size, level lawn garden
- Parking close to the property
- Easy walking distance of the town and bus routes
- An ideal first purchase or possible downsize



'An attractive, natural stone cottage with plenty of charm that is situated within easy walking distance of the town and its variety of amenities!' This two bedroom mid terrace cottage would make a great first home and enjoys cosy accommodation and a good size garden! The accommodation comprises an entrance porch perfect for shoes and coats and there is an attractively presented lounge with a fireplace. At the rear there is a fitted kitchen with door out to the front and central to the cottage there is a small hall with stairs to the first floor and also a door into a smart ground floor shower room. On the first floor there are two bedrooms both of which are a comfortable size. GCH and double glazing. Externally the property has an attached courtyard area outside of the back door and there is then a shared pedestrian pathway serving the terrace of cottages. Beyond the pathway is a generous sized level lawn garden with a solidly built shed to the far end. Providence Place is a small clutch of Victorian properties which benefits from an easy level walk into the High Street of approximately five minutes. St John's and Longvernal Primary Schools as well as Somervale Secondary School are also an easy five minute walk from the property. Beautifully tucked away in a quiet and well established spot the property is twelve miles from Bath city centre and fifteen miles from Bristol city centre.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at 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.