



- A two bedroom terraced village home
- Excellent commuter base for access to Bath
- Lounge/dining room with doors to the garden
- Two first floor bedrooms and a bathroom
- Enclosed rear garden and two allocated parking spaces
- Walking distance of local primary school, shops, amenities, and public transport



'A two-bedroom terrace home with a private rear garden and also allocated parking for two vehicles!'

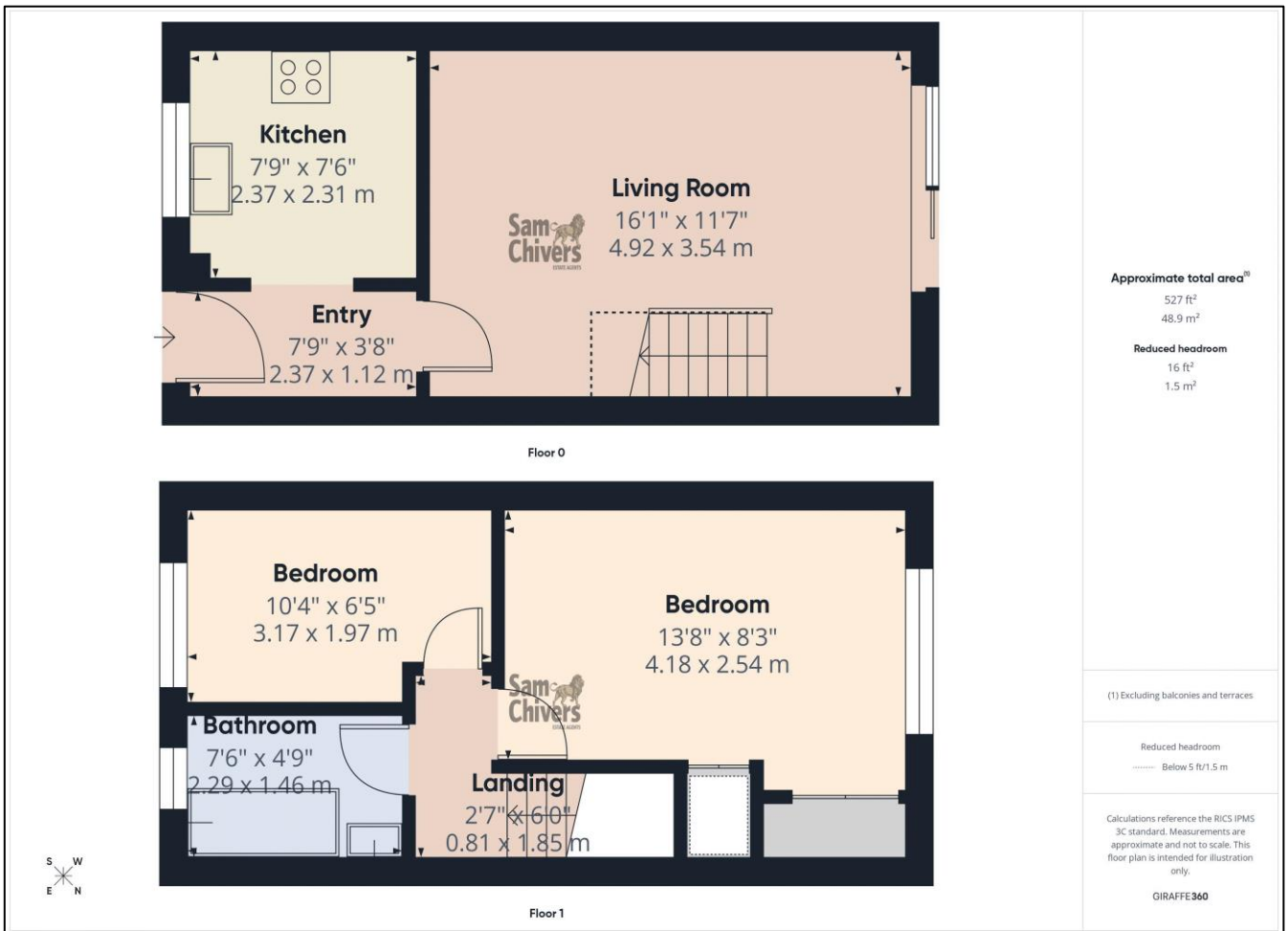
This two-bedroom terraced home is situated in a small residential cul-de-sac and enjoys accommodation comprising a fitted kitchen to the front and a lounge/dining room with the stairs rising to the first floor and sliding doors which open directly onto the private garden. On the first floor there is a large double bedroom and a standard single bedroom as well as the bathroom with shower over the bath. Gas central heating and double glazing. The property forms part of a small and select development of just twenty houses constructed in the 1990's.

Externally the property has a shallow lawn front garden with pathway to the front door and at the rear there is a private and fully enclosed garden with natural stone rear boundary wall. The garden does require landscaping. Allocated parking for two vehicles close to the property.

Red Post Court is a five-minute walk to a popular primary school, doctors' surgery, and open countryside. Regular public transport is literally on the doorstep. The village centre is ten minute walk where a good selection shops and services are available. Bath city centre is 8 miles in distance and Bristol city centre is 16 miles mailing this an ideal commuter purchase.

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





Sam Chivers ESTATE AGENTS www.samchiversproperty.co.uk

Sam Chivers Estate Agents

@samchiversestateagents

@samchiversproperty

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent 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.