



- A really smart double fronted three bedroom semi detached home
- In excellent decorative order and can be moved into with minimum fuss
- Lounge with fitted log burning fire
- Smart kitchen/dining room and ground floor shower room
- Modern, tasteful first floor family bathroom
- Fully enclosed rear garden, garage and driveway



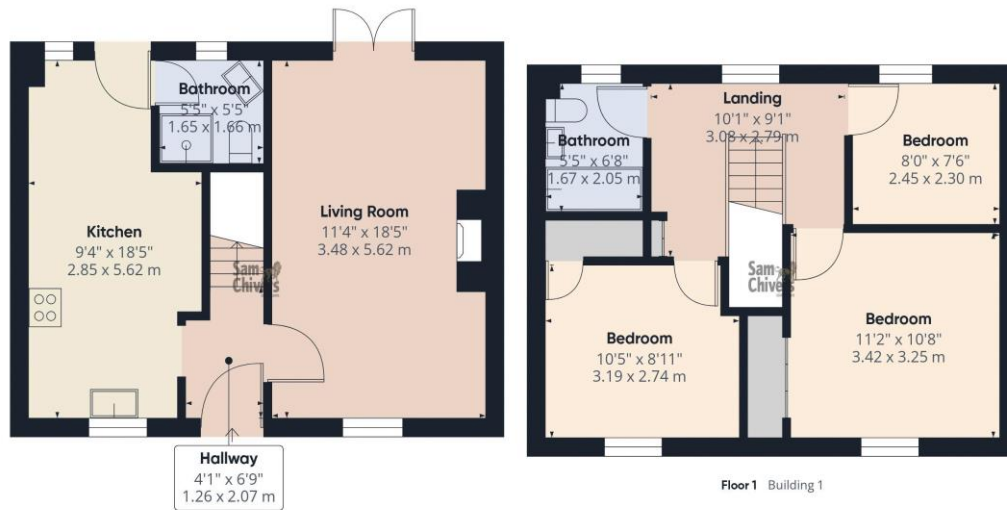
'A really smart and well presented three bedroom home in the popular village of Farrington Gurney, handily placed for those connecting via the A37!'

This exceptional three bedroom semi detached home is tucked away at the head of a desirable residential cul-de-sac within the village of Farrington Gurney and is held in high regard by a variety of buyer types given the amenities and links on offer. The accommodation comprises an entrance hall with stairs to the first floor and doors leading to the ground floor living space. There is an attractive lounge with a light and bright feel and fitted log burner and a spacious kitchen/dining room with door to the rear. Also on the ground floor is a handy accessible shower room with a wc and hand basin. On the first floor there are three generous size bedrooms with the two largest having fitted wardrobes and the bathroom has been replaced and modernised and is in excellent order. The property has gas central heating and is double glazed. Vendors suited with onward plans.

Externally the property is set in a corner position, with a lawn front garden and the garage is also located in front of the property with easy parking for a couple of vehicles in tandem also. At the rear there is a private garden which is primarily laid to lawn with a newly laid, sunny patio area outside of the rear door.

The popular village of Farrington Gurney offers a well regarded primary school, farm shop with soft play centre, golf and fitness club and Co-operative store all on its doorstep. The town of Midsomer Norton is just three miles. Bath city centre is approx. eleven miles, Bristol twelve miles and Wells city centre is ten miles via the A39 and A37 respectively. Open countryside and walks are also accessible within only a matter of minutes walk from the property.





Approximate total area⁽¹⁾
988 ft²
91.8 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
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.