



- An attractive semi-detached village home with loft conversion
- Feature kitchen dining room with patio doors onto garden
- Spacious lounge with window to front and patio doors onto rear garden
- 1st Floor, three bedrooms, ensuite and family bathroom
- 2nd Floor, two bedrooms, ensuite shower room
- Private drive to garage, landscaped private rear garden



"An attractive semi-detached village property which has received careful cosmetic attention, presented in excellent order and boasting a loft conversion, driveway to garage and very private enclosed garden".

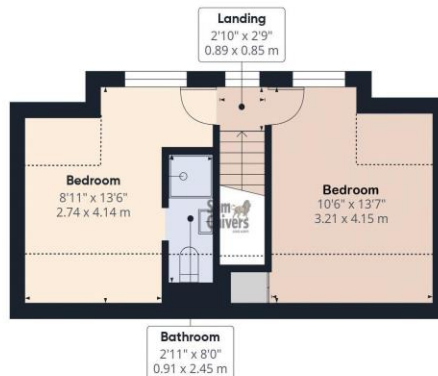
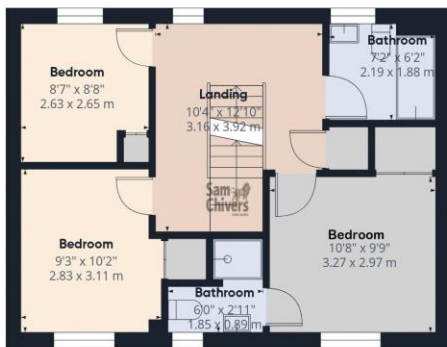
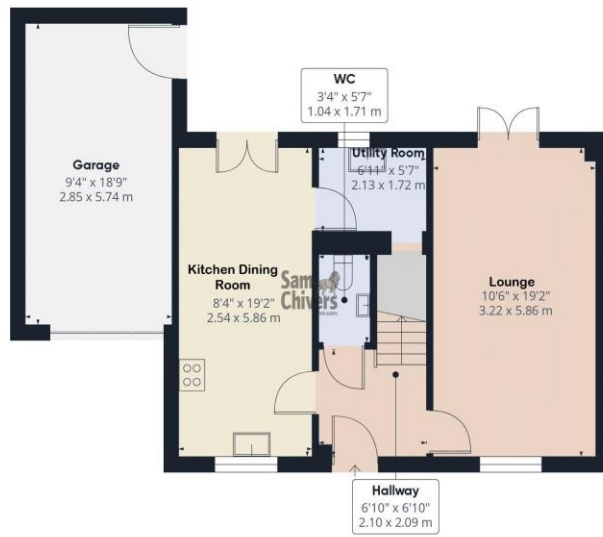
The accommodation comprises an entrance hallway with handy cloakroom, a lounge which runs from front to back with patio doors onto garden. Feature kitchen dining room with a good range of fitted units, integrated appliances, and patio doors onto garden. Separate utility / storeroom. On the first floor there are three bedrooms, the largest of the three having an ensuite shower room, the family bathroom has shower over bath. On the second floor are two double bedrooms, the larger of these two also having an ensuite shower room. Gas central heating and double glazing.

Externally to front is lawn garden with mature shrub planting. To the side is a private brick paved drive leading to an attached garage with power and lighting. To the rear the garden has been extensively landscaped with an initial patio area with door into rear of garage and steps leading down to a paved patio and lawn, barked shrub borders and mature trees.

The village offers a popular primary school, convenience store, friendly village pub, award winning fish & chip restaurant and Greyfield Woods maintained by the woodlands trust. Bath city centre 10 miles, Bristol city centre 12 miles.

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





Approximate total area⁽¹⁾
 1427 ft²
 132.5 m²

Reduced headroom
 94 ft²
 8.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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