



- A smart three bedroom semi detached home in Westfield
- Close to local school, doctors surgery and amenities
- Lounge with attractive feature fireplace
- Kitchen/dining room and sunny conservatory
- Sunny rear garden, with decking and lawn
- Driveway parking and a separate garage



'A smart, three bedroom semi detached home with a modern finish and taste and also has ample private driveway parking and a garage located nearby!'

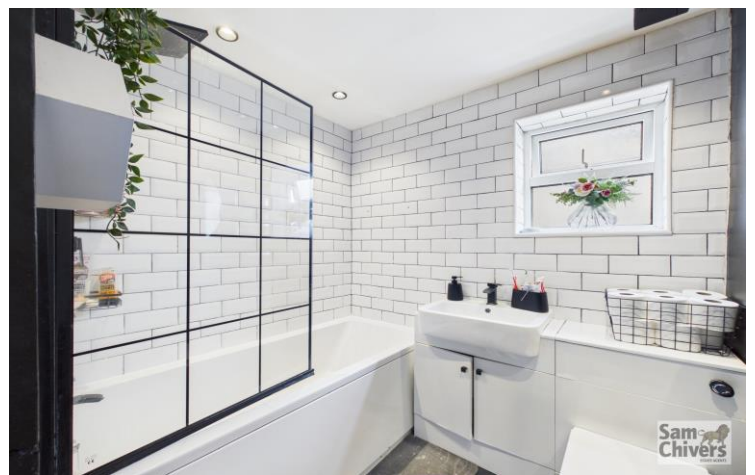
This three bedroom semi detached home has been the subject of plenty of updating by the current sellers and is coupled with both plenty of parking and a good size rear garden! As you enter the property there is an entrance lobby perfect for shoes and coats and this leads into the lounge with a feature fireplace and the stairs which rise to the first floor. There is a smart kitchen/dining room across the rear with a door out to a conservatory. On the first floor there are three bedrooms all of which are a comfortable size and also a modern, tasteful family bathroom. The property has GCH and double glazing.

Externally the front of the property has been adapted and laid to brick paving providing easy parking for at least a couple of vehicles. At the rear there is a sunny garden laid to decking and a level lawn. Side access pathway. There is also a garage in a nearby block.

West Hill Road is located centrally within Westfield and is handily placed for access to the convenient amenities which are only a short walk away. For those needing to commute Bath, Bristol & Frome all within reasonable distance and have public transport links nearby.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.