



- A really smart two bedroom semi detached bungalow
- Immaculately presented throughout and in 'move in' condition
- Lounge and kitchen/dining room both with doors overlooking the garden
- Two nice size bedrooms and an attractive bathroom
- Garage, driveway and private gardens
- Offered for sale with no onward chain



'An extended semi detached bungalow in a popular and well regarded part of the town that is presented in excellent order throughout!'

This immaculate two bedroom semi detached bungalow is one to be viewed to be fully appreciated and has been the subject of a lovely rear extension to create a kitchen/dining space. The accommodation comprises an L shaped entrance hallway with doors to all rooms, a lovely lounge with French doors opening onto the patio. The kitchen/dining room is a really good size and has ample units and work surface space plus further French doors overlooking the garden. The bungalow has two generous size bedrooms and an attractive bathroom with bath and separate shower. GCH and double glazing. Offered for sale with no onward chain.

The front of the property has a manageable, level lawn garden and an extensive driveway alongside leading to a single garage with up and over door, power and lighting. The rear garden is a very generous size with a selection of seating areas, lawn and a variety of borders and beds. The garden has a sunny aspect and a very private feel.

The property is situated in a convenient position and is easily within walking distance of the town centre where there a variety of local schools for all ages as well as the doctors surgery and pharmacy. Also, within a short walk there is access to open countryside and public footpaths and for those needing to commute Bath and Bristol are within approx. 25/30 minutes' drive.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.