



- A three bedroom detached village home
- Quietly tucked away on a nice size plot
- Lounge/dining room and kitchen
- Ground floor wc and integral door to the garage
- Main bedroom with en suite shower room
- Private, landscaped garden which is low maintenance



'Tucked away on a lovely, quiet corner plot, this three bedroom detached home is located on one of Peasedown St. Johns most popular roads!' This three bedroom detached home is situated in a pleasant position within the cul-de-sac has has accommodation which comprises an entrance lobby opening into a lounge/dining room and the sliding patio doors opening onto the garden. There is a fitted kitchen with window and door onto the garden. An inner hallway hosts a handy w.c. and stairs with half landing rising to the first floor and a door into the garage. On the first floor are three good size bedrooms, the main bedroom has an ensuite shower room and family bathroom. Benefits include gas central heating and double glazing. Outside to front is a private drive providing parking in front of a single integral garage integral garage. A side pathway leads into a fully enclosed garden which is larger than average and laid to a combination of patio and decking with space for pots and shrubs. The side and part of the front has been adapted to sheltered sheds and storage space making he most of the plot size. The property is located within sensible walking distance of the village centre which is well served with a variety of shops, doctors, dentist, pharmacy and primary school. Regular public transport runs through the village and Bath city centre is just 6 miles in distance.

Tenure: Freehold

Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.