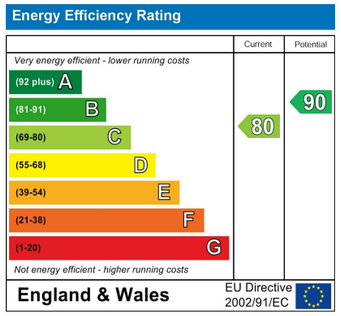

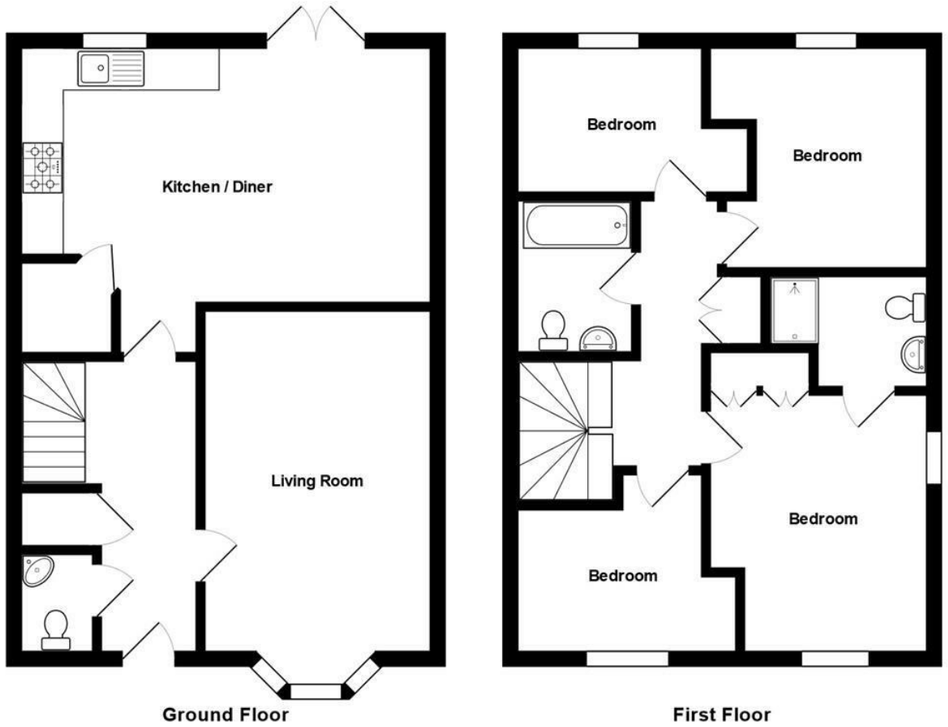

Total Area: 107.5 m² ... 1157 ft²

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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32 Jubilee Close, Midsomer Norton, Radstock, BA3 2PY

£350,000

An attractive semi-detached family home located on the popular Withies Bridge development offering four bedrooms and generous ground floor accommodation.

▪ Four Bedrooms ▪ Ensuite To Master ▪ Open Plan Kitchen/Diner with Utility Room ▪ Bay Fronted Living Room ▪ Downstairs WC ▪ Family Bathroom ▪ Garage & Off Street Parking ▪ Attractive Mature Garden ▪ Popular Location ▪ Walking Distance to Local Amenities

naea | propertymark PROTECTED

RICS

32 Jubilee Close, Midsomer Norton, Radstock, BA3 2PY

Built in 2014 by David Wilson Homes this attractive semi-detached property benefits from a bay fronted living room, open plan kitchen/dining room and four bedrooms. The property sits on a good sized plot with a mature rear garden, providing access to the garage and is within walking distance to the local town and its amenities.

Entering on the ground floor the hallway provides access to the WC, a cloak cupboard and also an understairs storage cupboard along with stairs rising to the first floor. Leading from the right of hall is the Bay Fronted Living Room and to the rear is the well appointed Kitchen/Diner with utility room and patio doors to the West Facing garden.

The first floor provides a large double airing cupboard on the landing, the family bathroom, four bedrooms including Master with Ensuite and access to the loft which has a light.

Externally the property benefits from a West Facing garden with Verandah, raised beds, side access and pathway to the garage with Up & Over door, power and light, eaves storage & EV Charging Point.

Ground Floor

Entrance Hall
UPVC Entrance door with fitted door mat and wood effect vinyl flooring. Radiator, two pendant ceiling lights, smoke alarm. Cloak cupboard housing fuse box/electric meter, under stairs storage cupboard, access to kitchen, living room and WC.

WC
Wood effect vinyl flooring, radiator and extractor fan. Corner basin with mixer tap and tiled back splash and low level WC.

Living Room 5.02 x 3.33 (excluding bay) (16'5" x 10'11" (excluding bay))
Bay window to the front with radiator under plus a further radiator at the rear of the room. 2 x Ceiling lights with Philips 'hue lighting' control. There is also a junction box in place for an electric fire.

Kitchen / Dining Room 5.96 x 4.46m (to max) (19'6" x 14'7" (to max))
Partially glazed door from entrance hall, feature tiled floor, two radiators, stainless steel sink and drainer with mixer tap, window above looking over rear garden. Range of base and wall units including full length larder cupboard and island with cupboards beneath on one side and space for bar stools on the other. Neff five ring induction hob with hood over, built in double oven and integrated dishwasher. Space for Fridge/Freezer and large dining table. Double doors out to Westerley facing rear garden.

Utility
Tiled floor, extractor fan, base and wall units, space & plumbing for washing machine.

First Floor

Bedroom One 3.77 x 3.23 (12'4" x 10'7")
Dual aspect with window to front aspect with Radiator beneath, additional window to side aspect. Built in wardrobes.

Ensuite
Tiled floor, obscure glazed window to side aspect, ceiling light with extractor, heated towel rail, sink with mixer tap and tiled splash back, low level WC, walk in shower enclosure with sliding glass door.

Bedroom Two 3.02 x 3.24 (9'10" x 10'7")
Window to Rear aspect with Radiator beneath.

Bedroom Three 3.29 x 2.26 (10'9" x 7'4")
Window to rear aspect with radiator beneath.

Bedroom Four 3.19 x 2.72 m (10'5" x 8'11" m)
Radiator, window to front aspect.

Family Bathroom
Tiled Floor and splash backs, three piece white bathroom suite comprising low level WC, hand wash basin with mixer tap and vanity above, bath with mixer shower above.

Outside

Rear Garden
West Facing rear garden with covered metal Verandah, laid to lawn on the left with a path to the garage at the rear and a variety of raised beds and planters on the right.

Garage 2.7m x 5.4m (8'10" x 17'8")
Up & Over door, eaves storage, power and light, EV charging point.

AGENTS NOTES
All mains services - Water, Electricity, Gas and Drainage.
Broadband - Ultrafast 1000Mbps available (source - Ofcom)
Mobile - EE, Three, Vodafone, O2 likely available (source - Ofcom)
The property is subject to a yearly management charge of £190 to Premier.
The property is situated in an area of historic mining activity for which it is recommended the buyers' conveyancer commissions a mining search.
Tenure - Freehold
Council Tax band - E

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