



- A smart three-bedroom family home situated just 6.5 miles from Bath city centre
- Spacious lounge, attractive kitchen dining room opening onto a private rear garden
- Garage converted to a useful home office or fourth bedroom
- Handy ground floor cloakroom, separate utility room, gas ch with recently installed boiler
- On the first floor, three bedrooms and a family bathroom with shower over bath
- Private drive parking and a large, fully enclosed private garden to rear



"A well-presented three-bedroom semi-detached home boasting a work from home office / fourth bedroom and a large sunny garden".

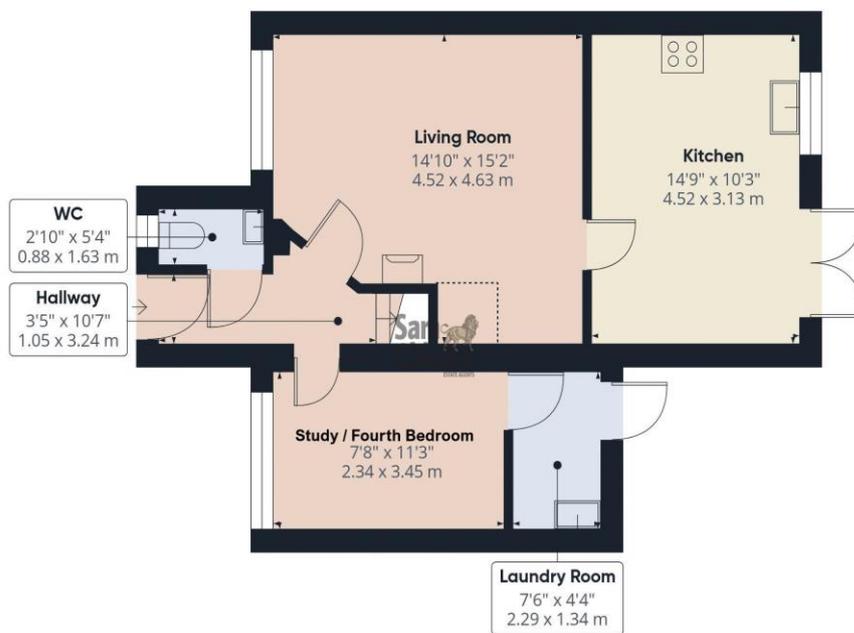
Situated just 6.5 miles from Bath city centre, enjoying a regular bus service to the city a few minutes from the house and a ten-minute walk to the village High Street where a wide range of shops, amenities and a popular primary school are located.

The accommodation comprises entrance hallway with handy cloakroom. Home office with window to front and a door into a separate utility room, from here there is direct access onto the rear garden. The lounge is light and airy with ample space for a decent size sofa. The kitchen dining room spans the full width of the property providing a good range of units, space enough for a family dining table and French doors onto the private rear garden. On the first floor are three bedrooms and a family bathroom with shower over bath. Gas central heating with a boiler installed in December 2023. Full upvc double glazing.

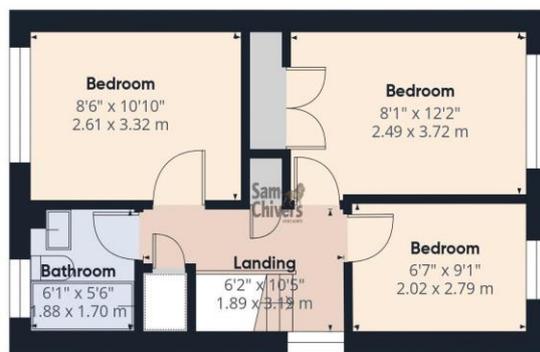
Outside to front is a private drive and low maintenance garden. To the rear of the property is a fully enclosed and unusually large garden for this style of home, appreciating the afternoon / evening sun, with patio area and artificial lawned area and lawn. Timber garden shed and mature natural hedging.

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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

874 ft<sup>2</sup>  
81.3 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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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