



- A three bedroom detached family home in a popular position
- Scope to extend further over the garage (subject to permission)
- Light and bright lounge/dining room and conservatory
- Well fitted kitchen and separate utility room
- Garage with electric door and driveway parking
- Sunny rear garden. Solar panels and 5kw battery



'A three bedroom detached home, located on a desirable residential cul de sac and benefits from solar panels being fitted to the roof with a 5kw battery also!'

Located on a popular and well regarded residential road, lies this three bedroom detached family home offering generous sized living accommodation coupled with a lovely South westerly facing rear garden which enjoys endless amounts of sunshine. The property has accommodation which comprises, an entrance hallway with stairs to the first floor and a handy ground floor wc. The property has a light and bright lounge and dining room and a sunny conservatory with French door to the garden. A well fitted kitchen with Neff appliances and a separate utility room with internal door to the garage. On the first floor there are three pleasantly sized bedrooms including the main bedroom which has an en suite shower room and there is an additional family bathroom. The property has GCH and is double glazed. The roof space is also fitted with solar panels which are owned outright and are also connected to a 5kw battery.

Externally the property has a lawn front garden and a driveway for a couple of vehicles in tandem in front of a single garage with electric door. At the rear the garden is mature and has a really sunny South Westerly aspect. The garden is laid to lawn primarily with a private patio area plus mature shrubs and borders to the surrounds.

Pippin Close is a popular and highly regarded cul-de-sac within the village of Peasedown St John. The property itself is situated on a sunny plot and is still within walking distance of the village amenities including school, recreation spaces, shops and surgeries. For those looking to commute, the City of Bath is only approx 6 miles away and has regular connecting public transport.





Sam Chivers ESTATE AGENTS www.samchiversproperty.co.uk

Sam Chivers Estate Agents

@samchiversestateagents

@samchiversproperty

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	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.