



- A nicely presented terraced cottage
- Lounge with underfloor heating
- Modern kitchen/dining room across the rear
- Two nice size bedrooms and loft room
- First floor family bathroom
- Level rear garden with seating area

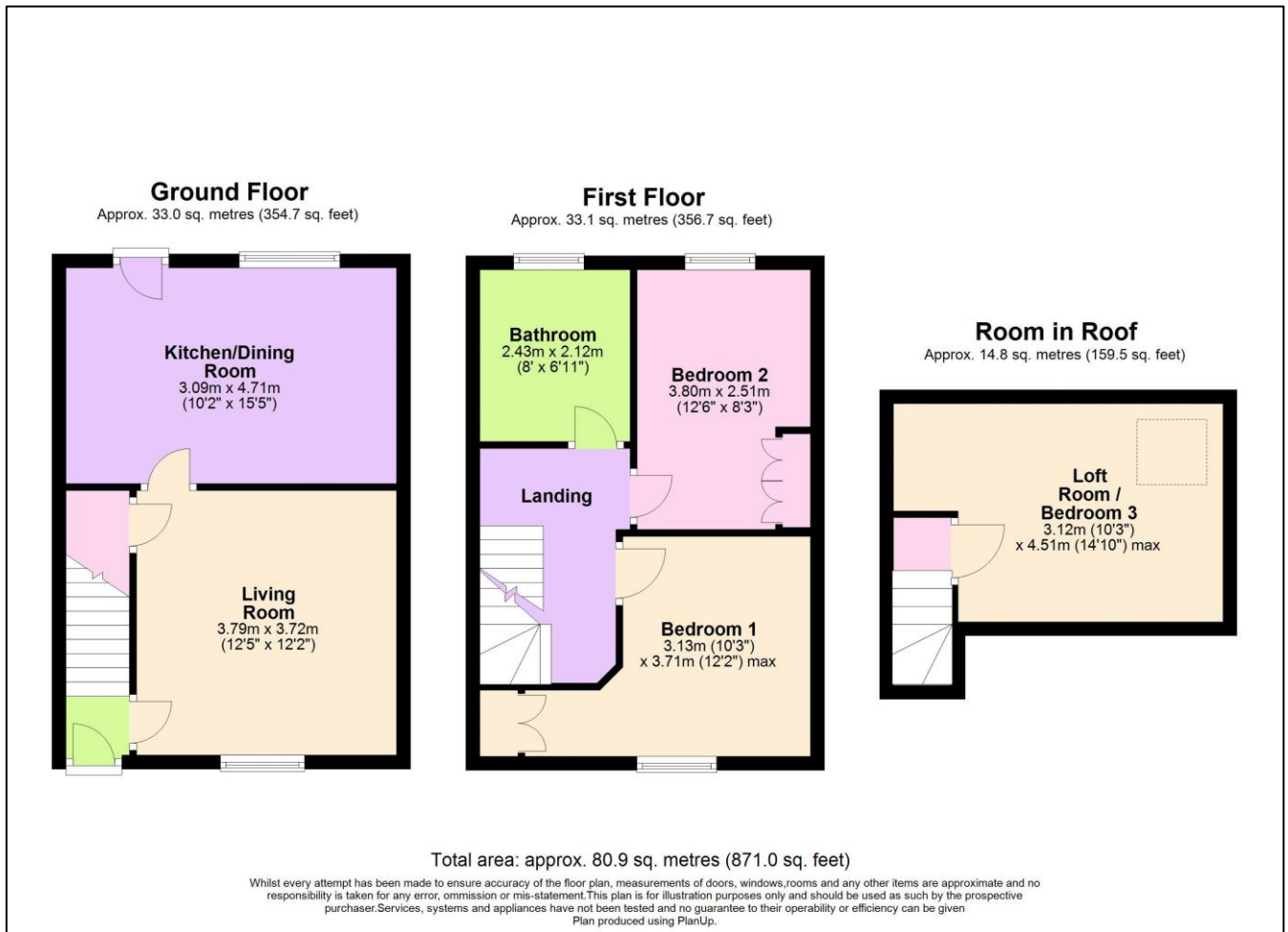


'A natural stone terrace cottage, presented in lovely order and enjoying a generous sized garden with a private seating area to the far end!'

Situated at the end of a quiet residential cul-de-sac lies this two bedroom terraced cottage which also benefits from a further room in the left which could be utilised however a buyer sees fit. Upon entering the property there is a small hall with stairs to the first floor and door into a cosy lounge with feature fireplace, oak flooring and electric underfloor heating. Across the rear is a well fitted modern kitchen/dining room with door to the rear. On the first floor there are two double bedrooms and a first floor bathroom. A further staircase rises to the additional loft room which could make a great office, hobby room or day room. The property has double glazing and has gas central heating. Externally the property has brick paving to the front providing convenient parking. At the rear there is a lovely level garden, laid primarily to lawn with a particularly lovely private seating area to the far end. Large shed with power and there is a shared pedestrian pathway across the rear serving the terrace.

The property is handily placed with easy access to a selection of local shops for convenience as well as schools for all ages. Midsomer Norton and Radstock are within a matter of minutes drive with the cities of Bath, Bristol and Wells all within easy driving distance.





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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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