



- A character terraced village home
- Lounge with log burner
- Dining room opening into kitchen
- Two double bedrooms and bathroom
- Gas CH and double glazing
- Immediate rear garden and an exciting extra garden space!



***'A cosy terraced cottage in a pretty village location and offered for sale with no onward chain!'***

A two bedroom terrace cottage located in a pretty Mendip village with a nice size enclosed garden and log burner. The accommodation comprises lounge with log burner, dining room also with fire place opening into the kitchen with a good range of units and door and window to rear garden. There are two double bedrooms and a bathroom with shower over bath. Gas CH and double glazing.

Outside to front there is a small wall enclosed garden and pathway to front door. Unrestricted on road parking directly to the front of the house. A shared path leads to the enclosed rear garden, arranged as patio and lawn with garden shed, from this garden there is gated access to a further large garden space which adjoins open field. The shared pedestrian pathway directly to the rear of the property provides access to neighbouring property however all properties have gated enclosure so the garden is ideal for children and pets. There will be no onward sale chain with this lovely village home.

**Tenure:** Freehold

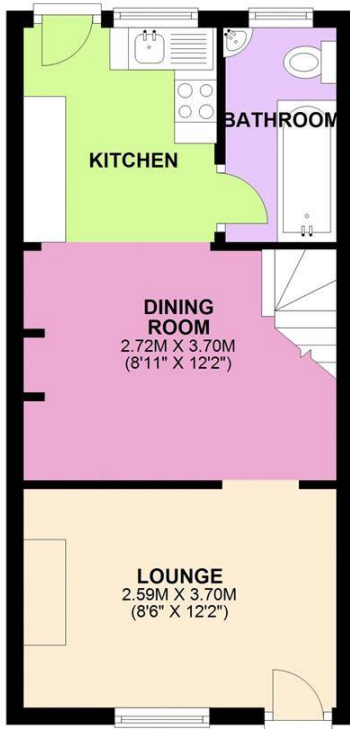
**Council Tax Band:** B





### GROUND FLOOR

APPROX. 30.4 SQ. METRES (327.5 SQ. FEET)



### FIRST FLOOR

APPROX. 24.8 SQ. METRES (266.5 SQ. FEET)



TOTAL AREA: APPROX. 55.2 SQ. METRES (594.0 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	89	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Sam Chivers Estate Agents can also provide 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](mailto: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.