

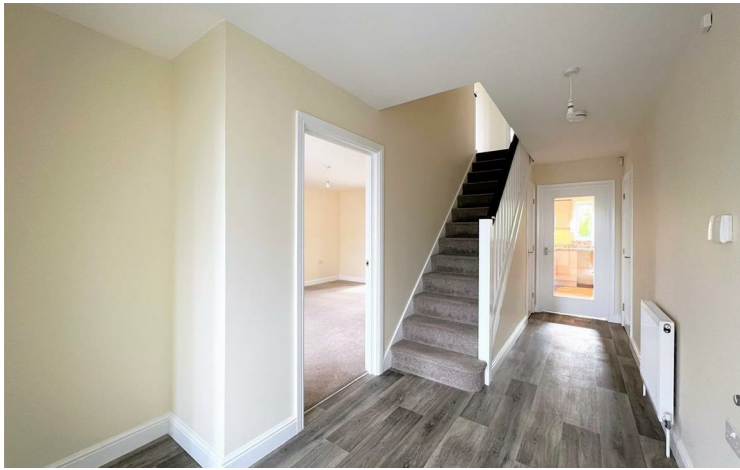


- Shared Ownership option available!
- Sold with no onward sales chain
- A private, South facing garden
- Mendip village with lots to offer
- Spacious accommodation split over 3 floors
- 5 years old and built by a local developer



'I just love the big entrance hall and flat the garden, the space this home offers would suit a growing family' Built by reputable local builders Flower & Hayes, this substantial detached five bedroom family home is one of two executive properties situated in a tucked away position and is still in excellent order internally having only been built approx 5 years ago. The accommodation is set over three floors and has family friendly accommodation with a wide entrance lobby and an inner hallway, spacious and light lounge with a bay window and double doors which lead through to feature kitchen/dining room. The kitchen/dining room has modern units and solid worktops, space for appliances and a dining area with French doors to the garden. Separate utility room, internal door to a garage and side access door to garden. Ground floor cloakroom and ample storage space. On the first floor there four well proportioned bedrooms plus a nicely finished family bathroom. Further stairs then rise to the main bedroom enjoys plenty of natural light through velux windows, a walk in wardrobe and an attractive en suite shower room. GCH and double glazing. Garage and ample private parking. Externally the property is set well back from the road and approached via a driveway providing access to only three properties. At the rear there is a level, private garden that is south facing and is laid to a combination of lawn and patio. It also has a lovely aspect overlooking beautiful, well tended neighbouring gardens. Chilcompton is a desirable and well served village and provides a popular primary school, a co-op convenience store, two public houses which both serve food, a doctors surgery and a petrol station. Countryside walks are just a few minutes from the front door. Bath city centre is 12 miles in distance and Bristol city centre is 13 miles, making this property the perfect commuter base.

Tenure: Freehold
Council Tax Band: F





Total area: approx. 192.0 sq. metres (2066.5 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 PlanIt!

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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.