



- A ground floor studio flat
- Quietly tucked away in a cul-de-sac location
- Requires updating and modernisation
- Kitchen and a wet room
- Private rear garden
- Allocated parking space



'A ground floor studio flat requiring some cosmetic updating but enjoys a good size private garden and a parking space!' This ground floor studio apartment is situated at the head of a quiet residential cul-de-sac and has the added bonus of both a private garden and an allocated parking space. Upon entering the property there is an entrance porch leading into an open plan living/dining/bedroom area with fitted wardrobes and storage. There is a compact kitchen and a wet room, both of which require updating or replacement. The property has double glazing, electric heating and a gas fire. Externally, the property has a private entrance at the rear of the building and its own level garden which backs onto a public footpath leading to fields and countryside. There is also one allocated parking space. Mendip Close is a convenient spot within the village and a popular position for those looking for a quiet way of living yet being handily placed for access to the amenities on offer within Paulton. Bath & Bristol are within 30 minutes drive with regular public transport passing through. Countryside can be accessed from the top of the road. AGENTS NOTE: : Leasehold. Sold with the remainder of a 999 year lease commencing 1984. Ground rent of £20 per annum payable to RCP Property Management Ltd.

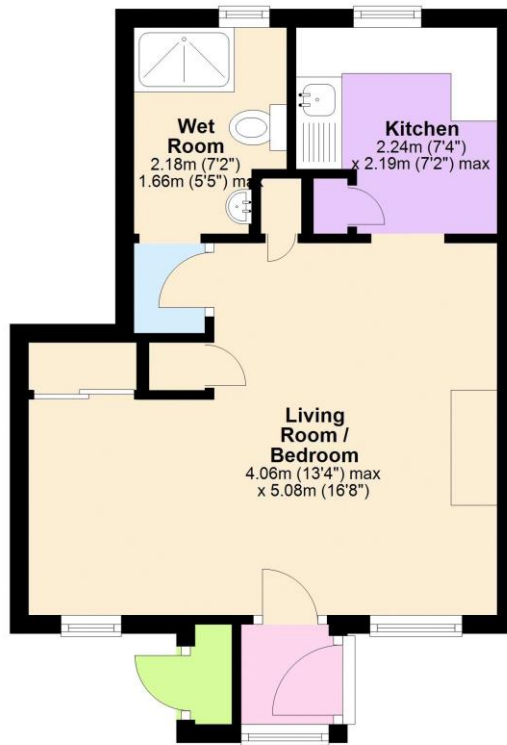
Tenure: Leasehold

Council Tax Band: A



Ground Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 28.5 sq. metres (307.1 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.