



- A mature semi-detached village property occupying a large corner plot
- Entrance hallway, lounge with open fireplace, double glazing
- Feature kitchen dining room with patio doors onto garden
- Study / home office, utility room, gas central heating
- Three decent sized bedrooms and attractive family bathroom
- Extensive private driveway, garage and private south facing rear garden



A mature semi-detached property which occupies a large corner plot, located just 10 miles from Bath city centre and 11 miles from Bristol city centre this property offers the perfect commuter spot! The property has been carefully refurbished by the present owners and provides a proper entrance hallway with space for coats and shoes, a lounge to front with original tiled open fireplace. To the rear is a feature kitchen dining room with a good range of units and patio doors opening directly onto the sunny private rear garden. From the kitchen there is also a door to the side lobby which opens into the study, there is also a utility cupboard and doors to the front drive and rear garden. On the first floor are three decent sized bedrooms and a family bathroom with shower over bath and attractive metro tiling. Outside to front there is an extensive private drive providing comfortable parking for three cars side by side leading to a single garage. To the rear is a fully enclosed and very secure south facing garden with lawn and patio area.

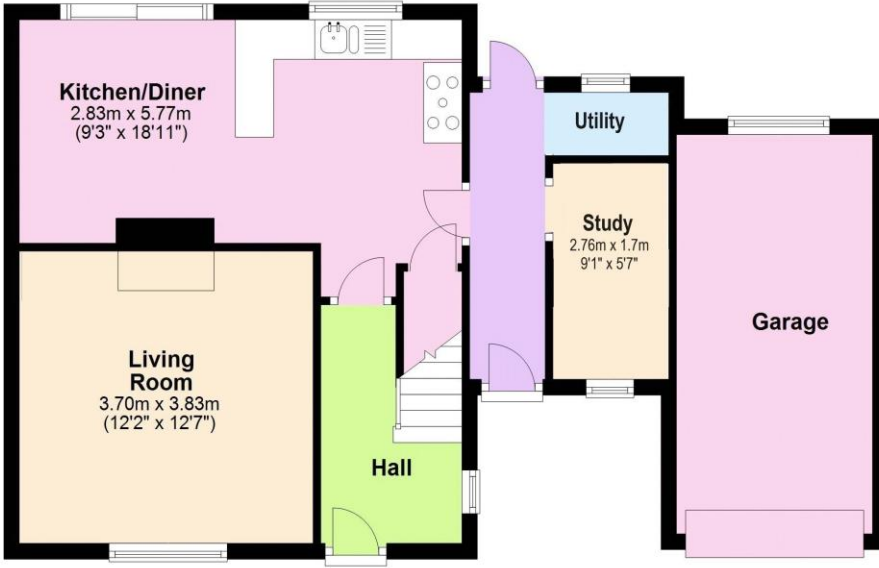
**Tenure:** Freehold

**Council Tax Band:** B



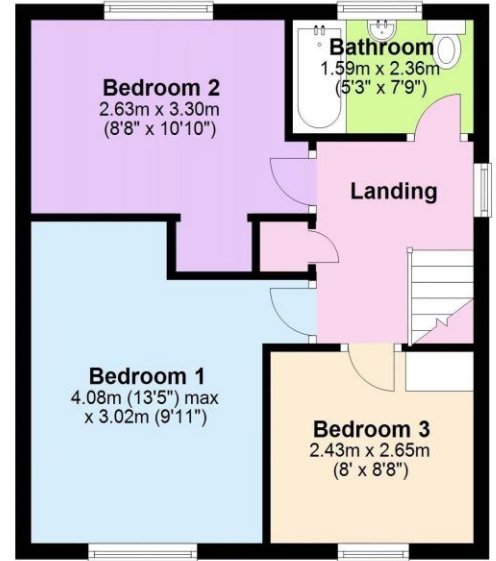
### Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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