

Note: These drawings are indicative only and may not represent exact proportions or details.



- Outline planning permission approved 23/03485/OUT
- Two bedroom cottage ripe for renovation
- Generous sized accommodation
- Centrally located within Westfield
- All mains services connected to existing property
- Rare opportunity to purchase a property with adjoining plot



'A semi detached cottage set on a good size plot with outline planning permission approved to build one detached dwelling within its grounds'.

An opportunity presents itself to purchase a semi detached property in the centre of Westfield that requires a full renovation and also has had outline planning permission approved to build a detached dwelling with the plot. The property itself has accommodation comprising an entrance porch which leads through to a lounge/dining room, separate kitchen, ground floor shower room and rear lean to/lobby. The hallway leads to a staircase and side porch and on the first floor there are two bedrooms. GCH and double glazing. The property has a good size garden to the rear and a single garage and parking. The lawned gardens to the side of the property offer a building plot with outline planning permission approved with all supporting documentation and conditions available to view via BANES planning portal and planning reference number 23/03485/OUT.

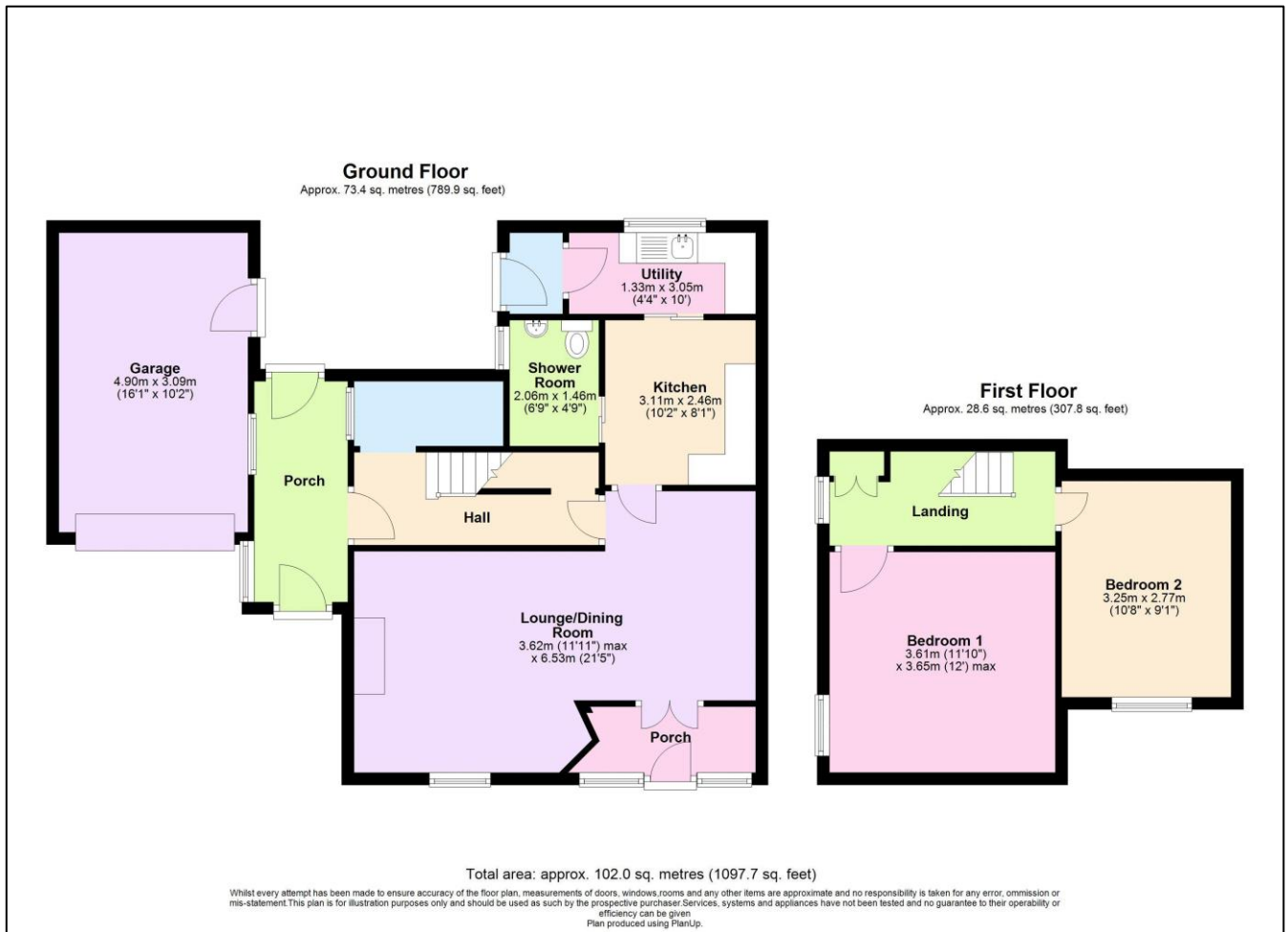
All appointments to be arranged via the agent.

Located centrally within Westfield, the property is handily placed for access to the basic local conveniences and also regular bus connections. Just around the corner is a well maintained recreation area and play park. Schools for all ages are with 5 minutes drive and for those needing access to greater services Midsomer Norton is approx 2 miles and Bath approx 10 miles drive.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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.