



- A well presented one bedroom coach house
- Open plan lounge/diner/kitchen area
- Generous sized double bedroom
- Private courtyard garden space
- Easy parking outside of the property
- Freehold and detached



***'The perfect first home? A fully detached coach house with open plan living space and even a courtyard garden at the rear!'***

A unique opportunity to purchase a one bedroom coach house which is essentially fully detached and offers good size open plan accommodation that could be moved into with the minimum of fuss. As you enter the property there is a hall with stairs rising to first floor where there is a light and bright open plan lounge/diner and kitchen with velux windows bringing in plenty of natural light. The property benefits from a generous sized double bedroom and a well fitted, tasteful shower room. GCH and double glazing. Outside the property enjoys a large parking bay in front of the property, a private courtyard area to the rear and a really useful store accessed via the side of the property.

AGENTS NOTE: This property is Freehold, however is subject to service charge of £136 per annum, payable to First Port towards the upkeep of communal ground maintenance.

Merlin Way forms part of the Linden Homes "Impact Development" offering modern and contemporary homes. The high street is within easy reach and provides a good selection of shops and services alongside regular public transport. There is also amenities in Westfield that are within a level walk. Bath city centre is eleven miles and Bristol city centre is sixteen miles, making this an easy commute.

**Tenure:** Freehold

**Council Tax Band:** A





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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	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](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.