



- A detached four bedroom family home
- Presented in excellent order
- Bay fronted lounge and home office
- Feature modern kitchen/dining room
- Utility room/ground floor wc
- Main bedroom with en suite shower room



'A modern detached family home with plenty on offer....a large feature kitchen/dining room, four double bedrooms and presented in excellent order throughout!'

Situated on a quiet no through road, this detached family home has been well cared for by the current owners from new and offers a great amount of space including an office or playroom! Upon entering the property there is a sizeable hallway with tiled floor and doors to all ground floor accommodation. There is a bay fronted lounge with double doors leading through into a large, modern kitchen/dining room with high gloss units, ample worktop space and integrated appliances and the dining space has French doors to the garden. Also on the ground floor there is a home office or playroom and a utility room with wc and hand basin. On the first floor there are four double bedrooms with an en suite shower room from the main bedroom and there is a family bathroom. GCH and double glazing. Externally the property has a fully enclosed garden that has been levelled and landscaped with slate style paving and artificial turf for ease of maintenance. There is also a door from the garden which leads into a single garage with driveway parking to the front. Agents Note: The property is subject to an annual management fee of £187.68 payable to First Port Management Ltd.

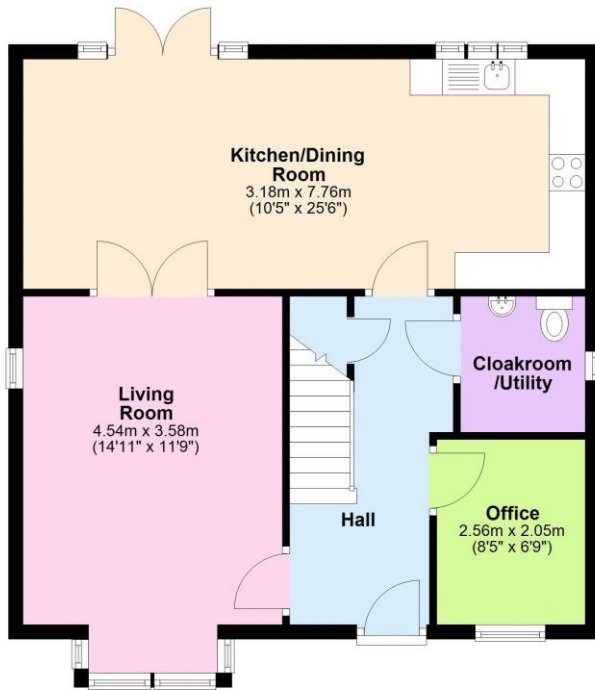
Book Close forms part of a modern and popular development which was constructed in 2016. The village centre is a five minute walk where a good selection of shops and services can be found. The village also provides a popular primary school, swimming pool, doctors, vets and children's playpark. Bath city centre is ten miles and Bristol city centre is fourteen miles, making this home and ideal commuter base.

Tenure: Freehold
Council Tax Band: D



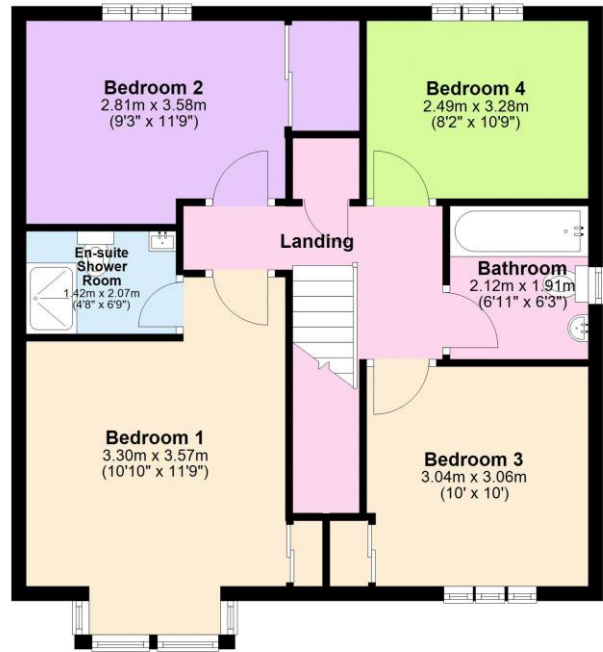
Ground Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.5 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 PlanUp.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	80	
(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	

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01761 411020 or email us at sales@samchiversproperty.co.uk

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