



- A brand new two bedroom cottage
- Part of an attractive mews style development
- Open plan living accommodation
- Accessible ground floor wc
- Immaculate shower room
- Private courtyard



The Shambles is an attractive mews style development located close to the heart of Radstock offering a range of unique, individual properties, all impeccably finished as new, yet having maintained the integrity of the original building within the Radstock conservation area. This impressive two bedroom cottage is brand new from top to bottom and enjoys open plan living accommodation coupled with two spacious double bedrooms on the first floor. The accommodation comprises an entrance hall with stairs to the first floor and an easily accessible ground floor wc. There is a generous sized open plan lounge/dining room with French doors to the courtyard and a lovely modern kitchen with with ample high gloss units and work surfaces. On the first floor there are two double bedrooms and a modern shower room. The property has an efficient electric heating system and is fully double glazed throughout. The property has been finished with high quality fixtures and fittings including neutral floor coverings. Externally the property enjoys a rear courtyard and has one allocated parking space. There is also a communal allotment area perfect for food growing. The property is connected to onsite solar panels which will help contribute towards the electricity running costs.

Agents Note: The property will be subject to an annual service charge of £197.02.

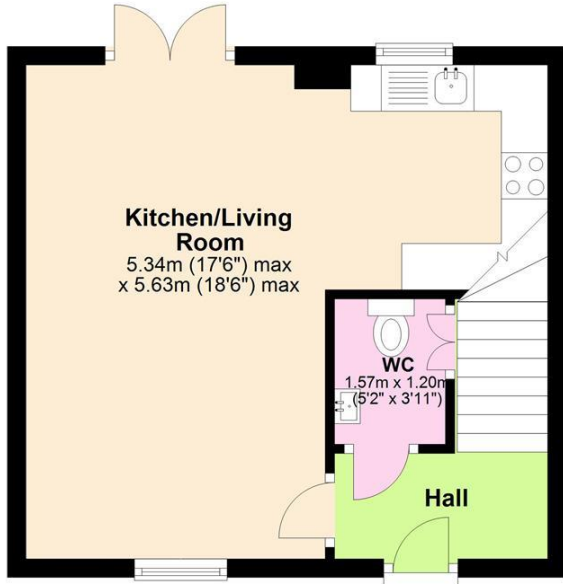
**Tenure:** Freehold

**Council Tax Band:** B



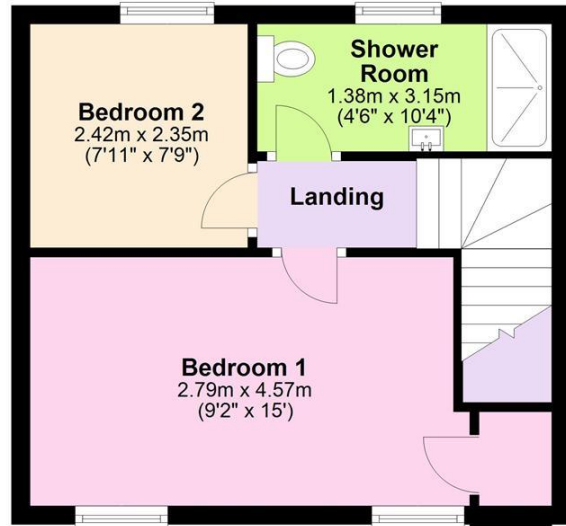
### Ground Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



### First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 59.6 sq. metres (642.0 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  
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69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.