



- A super end of terrace home with flexible accommodation
- Options on the number of bedrooms on offer
- Potential for a self contained accommodation
- Large and perfectly South facing garden
- Garage and plenty of driveway parking
- Solar panels contributing to running costs

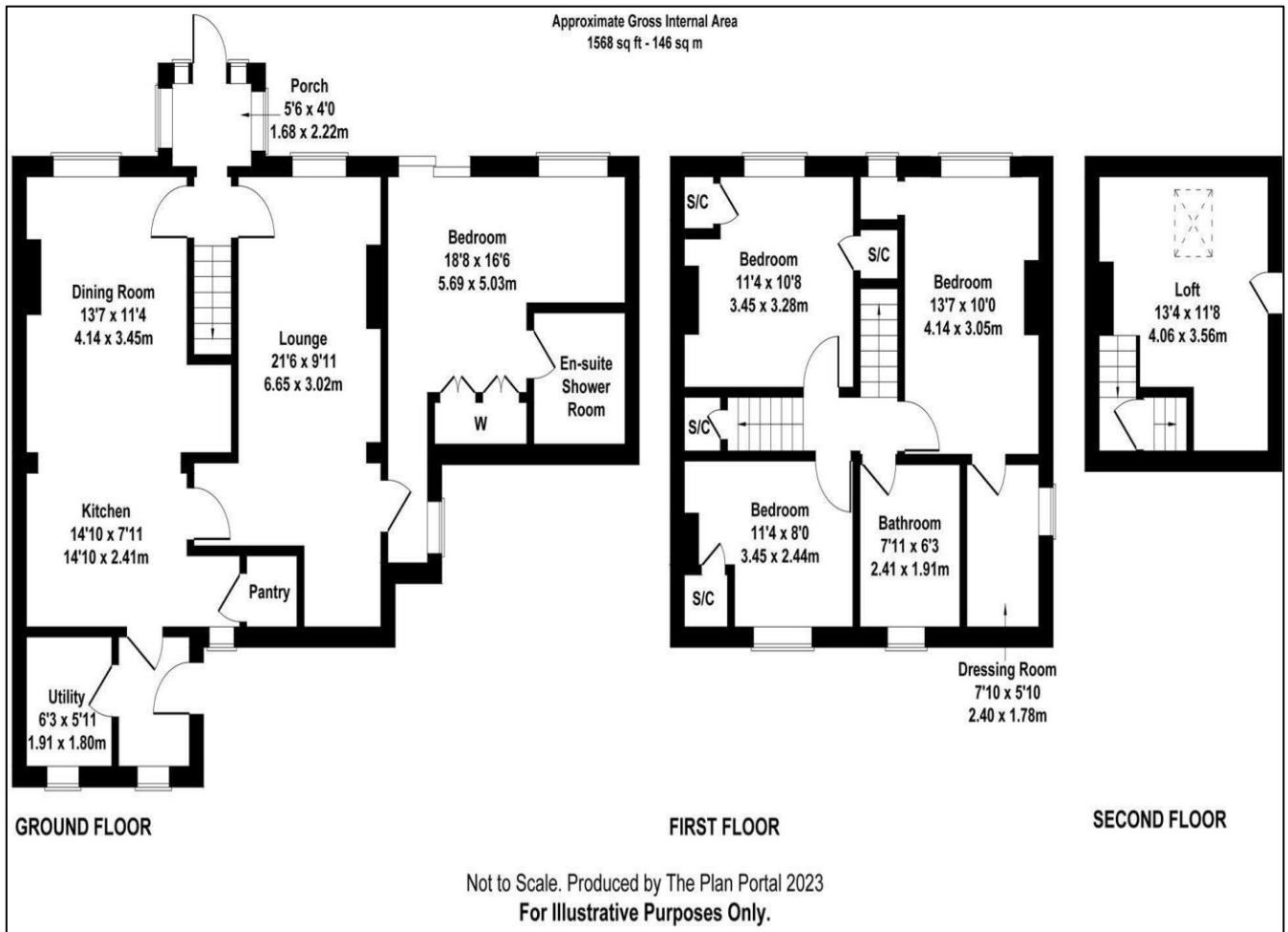


***'There is flexible and versatile accommodation on offer all within this very spacious family home which also boasts a large double width and perfectly South facing garden!'***

Situated in this extremely popular, desirable part of the village, this end of terraced period home combines spacious, family friendly accommodation and all the charm of a characterful cottage. The property itself has flexible accommodation which could be set up in a variety of ways. Initially upon entering the property there is a porch perfect for muddy boots and coats and a small inner hall with stairs to the first floor. To the left of the hall is a spacious lounge with feature fireplace and to the right of the hall there is a kitchen/dining room with a pantry, space for a large dining set and there is a recess accommodating a desk. At the rear there is a further lobby and a door into a utility/wc. The ground floor has also been extended to create a potentially self contained area with a bedroom with en suite shower room and doors to the garden. On the first floor there are three further bedrooms all of which are a comfortable size and offer storage options. The largest of these bedrooms also has a further area which could be a dressing room or as currently set up an office. Well fitted family bathroom. Stairs rise again to a loft room with a velux window and a view towards open countryside and there is further easy storage. GCH and double glazing. The property is approached via a vehicular accessway that serves Maynard Terrace and leads to a private driveway with parking for two/three vehicles in front of a garage. The garden is perfectly due South, is located at the front of the property and is a really good size. It is laid predominantly to lawn with a lovely patio outside of the doors, pergola, garden pond and an area which could be utilised as vegetable plots. There is plenty of space for children to play and has potential to create further parking at the end of the garden with the correct permissions. Agents Note: The Southern roof elevation has been fitted with solar panels which are owned outright and are transferrable to a new owner and significantly contribute towards the energy costs for the home.

The village of Clutton is a popular spot given its links to the neighbouring cities such as Bath, Bristol & Wells via the A37 & A39. The village offers a semi rural feel with a well regarded school, pub, social club/hall to name just a selection of facilities and there is plenty of open countryside close by.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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