



- A three bedroom semi detached home
- Popular residential location
- Extended lounge/dining room with doors to the garden
- Kitchen and ground floor shower room
- Low maintenance south facing garden
- Offered for sale with no onward chain



'The property is really conveniently situated close to local schools and amenities with connections to the Greenway only a matter of minutes away!'

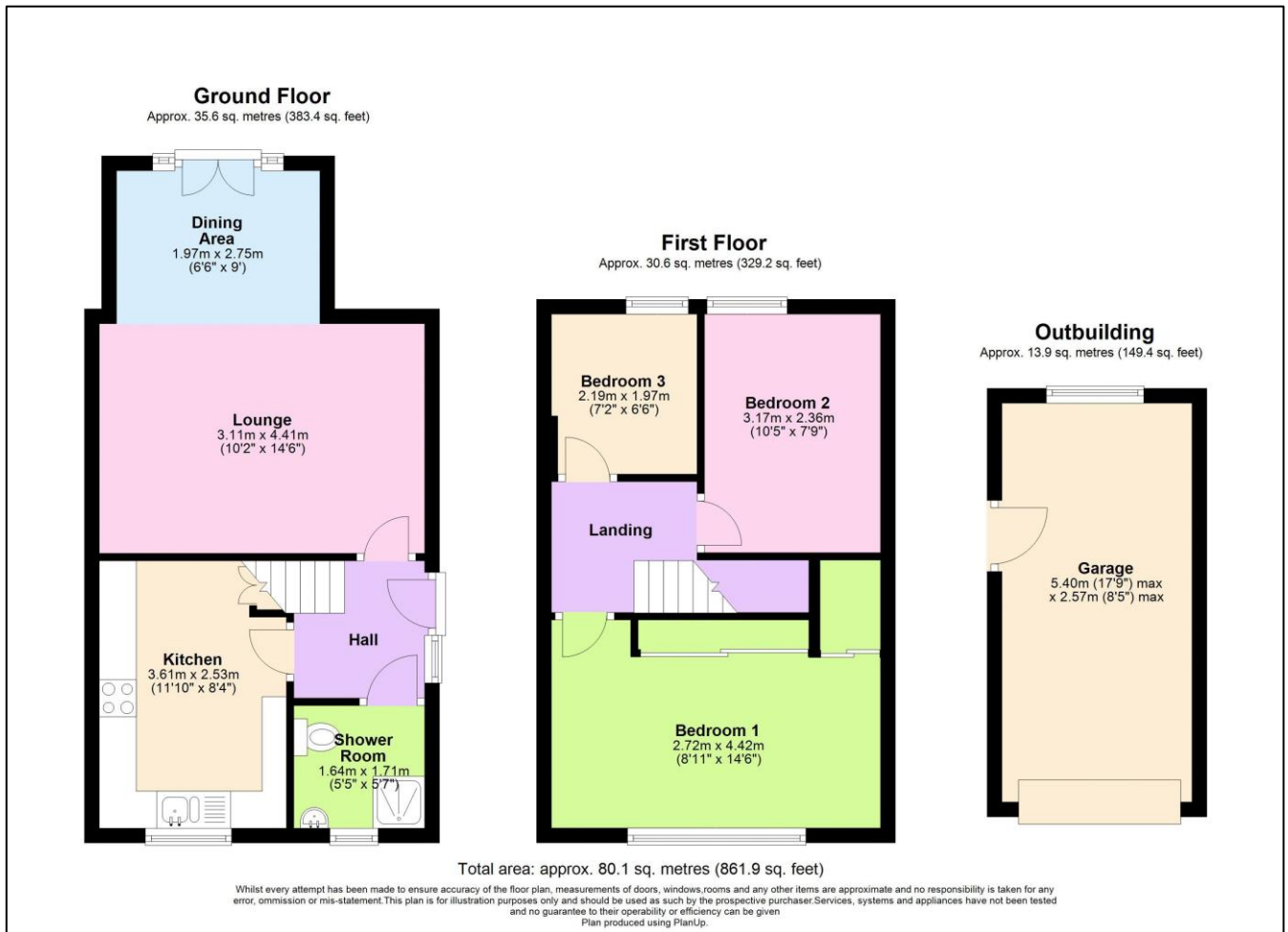
This three bedroom semi detached home is offered for sale with no onward sale chain and offers good size accommodation coupled with both an enclosed southerly garden and a garage and parking. The property has an entrance hall with stairs to the first floor and doors to all ground floor accommodation, the lounge has been extended to the rear to create a dining area, the kitchen is well fitted but would need a little updating and the shower room is located on the ground floor also. On the first floor there are three well proportioned bedrooms. The property has GCH and double glazing. The front of the property is low maintenance with chippings and driveway leading up to a single garage. At the rear the garden has a lovely southerly aspect, is fully enclosed and again offers easy maintenance.

Agents Note: The roof space has been fitted with solar panels that are leased. For further information please refer to the agent.

The property is situated as part of the ever popular and well established Janes Estate, which can be found relatively centrally within Westfield and is within level walk of basic amenities and services. Midsomer Norton and Radstock are within a few minutes drive for those looking further afield and the cycle path network can be accessed nearby.

**Tenure:** Freehold  
**Council Tax Band:** B





Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	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.