



- A three bedroom mid terrace home
- Presented in excellent order
- Kitchen/dining room overlooking the garden
- Spacious bedrooms and newly fitted bathroom
- Large garden measuring approx 75ft in length
- Offered for sale with no onward chain



'This excellent village home offers generous sized accommodation in superb order and is coupled with a large rear garden!'

Located in the heart of the village, this three bedroom mid terrace home is presented in lovely order by the current owners and has plenty on offer. The property has an entrance hall with stairs to the first floor and door into the lounge. The lounge is light and bright with a feature fireplace and there is a kitchen/dining room located at the rear with doors out to the garden. On the first floor there are three good size bedrooms and a newly updated family bathroom with shower over the bath. GCH and double glazing throughout. There is also lots of potential for extension to the rear subject to the necessary permissions being obtained.

The front of the property provides easy off street parking for several vehicles and at the rear there is a level lawn garden measuring approx 70/75ft in length and to the far end of the garden is a timber shed and also a rear access pathway.

Tynning Road is a well established residential location which is just a five minute walk to the village centre where a good selection of shops and services can be found, the village also has a popular primary school and regular public transport. Bath city centre is seven miles and Bristol city centre is seventeen miles, so this would make a great commuter base.

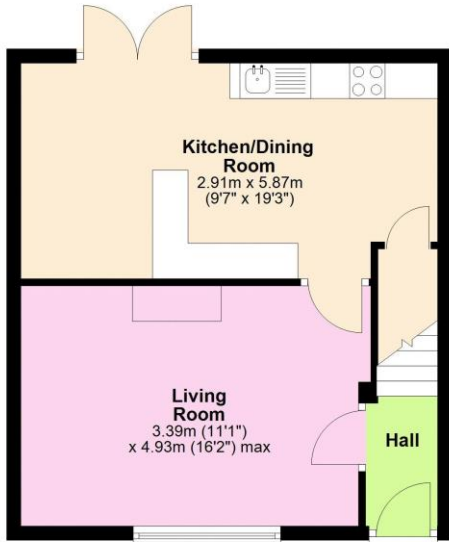
Tenure: Freehold

Council Tax Band: B



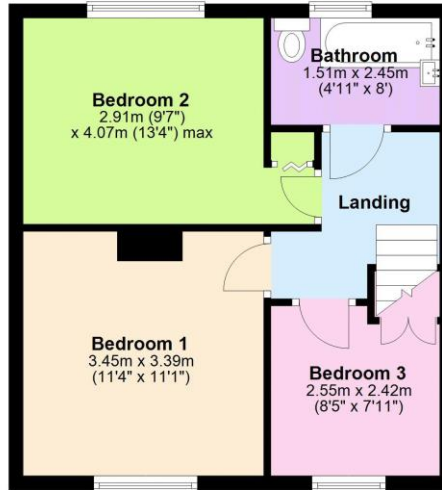
Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



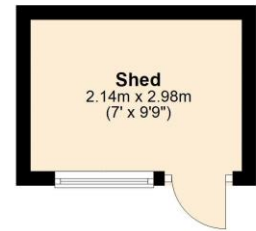
First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Outbuilding

Approx. 6.4 sq. metres (68.6 sq. feet)



Total area: approx. 81.9 sq. metres (881.5 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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69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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