



- A period village property offered for sale with no onward chain
- Lounge with strip pine flooring and dining room with cast iron range
- Solid wood kitchen opening into a pleasant breakfast room, garden room
- Two double bedrooms and family bathroom, separate w.c.
- Large and private West facing rear garden, fully enclosed
- Double door workshop and large storage room above, connected to the house



'A period village property which enjoys a large and fully enclosed West facing garden and is offered for sale with no onward chain!'

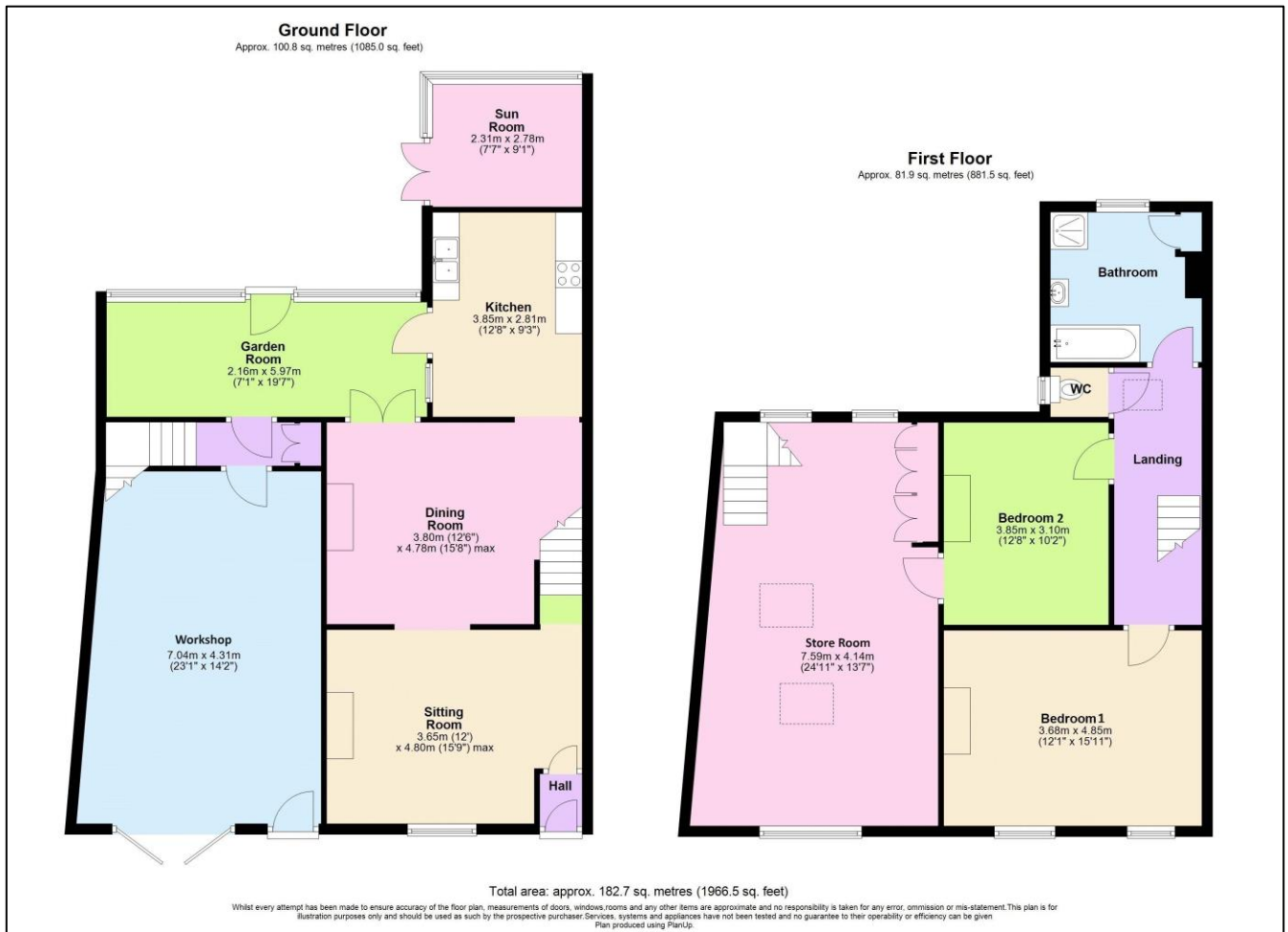
This charming home has plenty of appeal and potential. The accommodation currently comprises, entrance hall leading through to the first of two reception rooms which could be set up as a lounge and separate dining room. At the rear there is a kitchen/breakfast room, which overlooks the rear garden. There is a garden room with doors opening onto the garden and also providing access to the workshop. On the first floor there are two double bedrooms and a family bathroom with separate w.c. To the left adjoining the property is the workshop with double door access onto the pavement. From the workshop there is a staircase leading to the first floor where an extensive storeroom with vaulted ceiling and a pleasant sunny aspect can be found. To the rear of the workshop is a door leading into the garden room. Mains gas central heating.

Externally there is a large and sunny West facing rear garden. The garden is low maintenance being laid to a combination of patio, chippings. This particular property is located in the heart of this popular village, close to the square and its newly opened café/bistro and local shops. The village also provides a highly regarded primary school, doctor surgery, pharmacy, and lovely local pub with beer garden. Being only eight miles from Bath city centre and twelve miles from Bristol city centre, makes this house the ideal commuter base. Access to open countryside is virtually on the doorstep!

**Tenure:** Freehold. **Council Tax Band:** C







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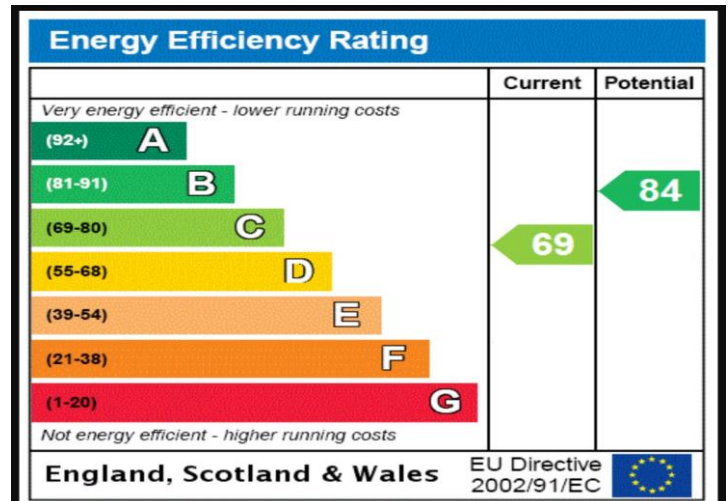
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