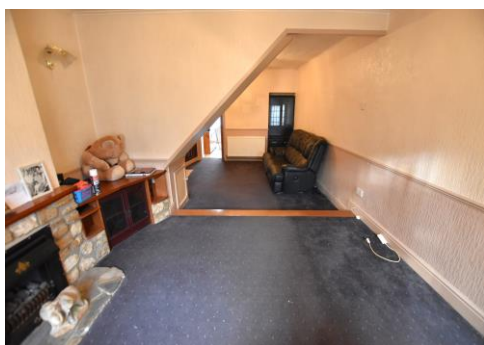




- A tidy three-bedroom terraced home
- Open plan lounge/dining room
- Kitchen and ground floor bathroom
- Three good size bedrooms
- Enclosed Garden no vehicular access
- Handy location close to the town



'An excellent opportunity to purchase a terraced cottage within close proximity of the town and with potential to put your own stamp on internally!'

This three-bedroom mid terrace cottage is conveniently located within easy walking distance of the town amenities and offers good sized accommodation that requires some general updating. The property has an entrance lobby leading into a lounge/dining room with stairs to the first floor. L shaped kitchen/breakfast room to the rear and there is a ground floor bathroom. On the first floor there are three bedrooms with the rear bedrooms enjoying a lovely view. GCH and double glazing.

Externally the property has a shallow, low maintenance garden to the front and at the rear is a sunny garden laid to a combination of patio and lawn. Parking can be found within a reasonable walk from the property. The cottage is situated just a two minute level walk to both the busy high street of Midsomer Norton and the popular Welton Primary school. Bath city centre is eleven miles and Bristol city centre is fifteen miles.

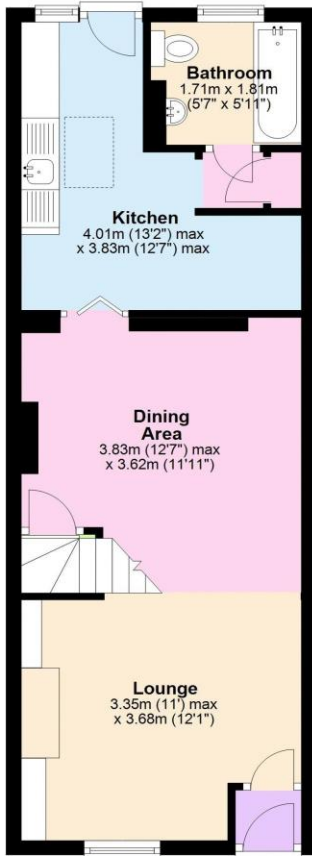
Tenure: Freehold.

Council Tax Band: B.



Ground Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



Garden Store

Approx. 10.0 sq. metres (107.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	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.