



- A mature three bedroom semi detached home
- Light and bright lounge and spacious kitchen/dining room
- Handy rear storage room and wc
- Generous sized bedrooms and a first floor bathroom
- Large rear garden and easy parking
- Offered for sale with no onward chain



***'A mature semi detached family home requiring some general updating but offers plenty of parking and a big garden!'***

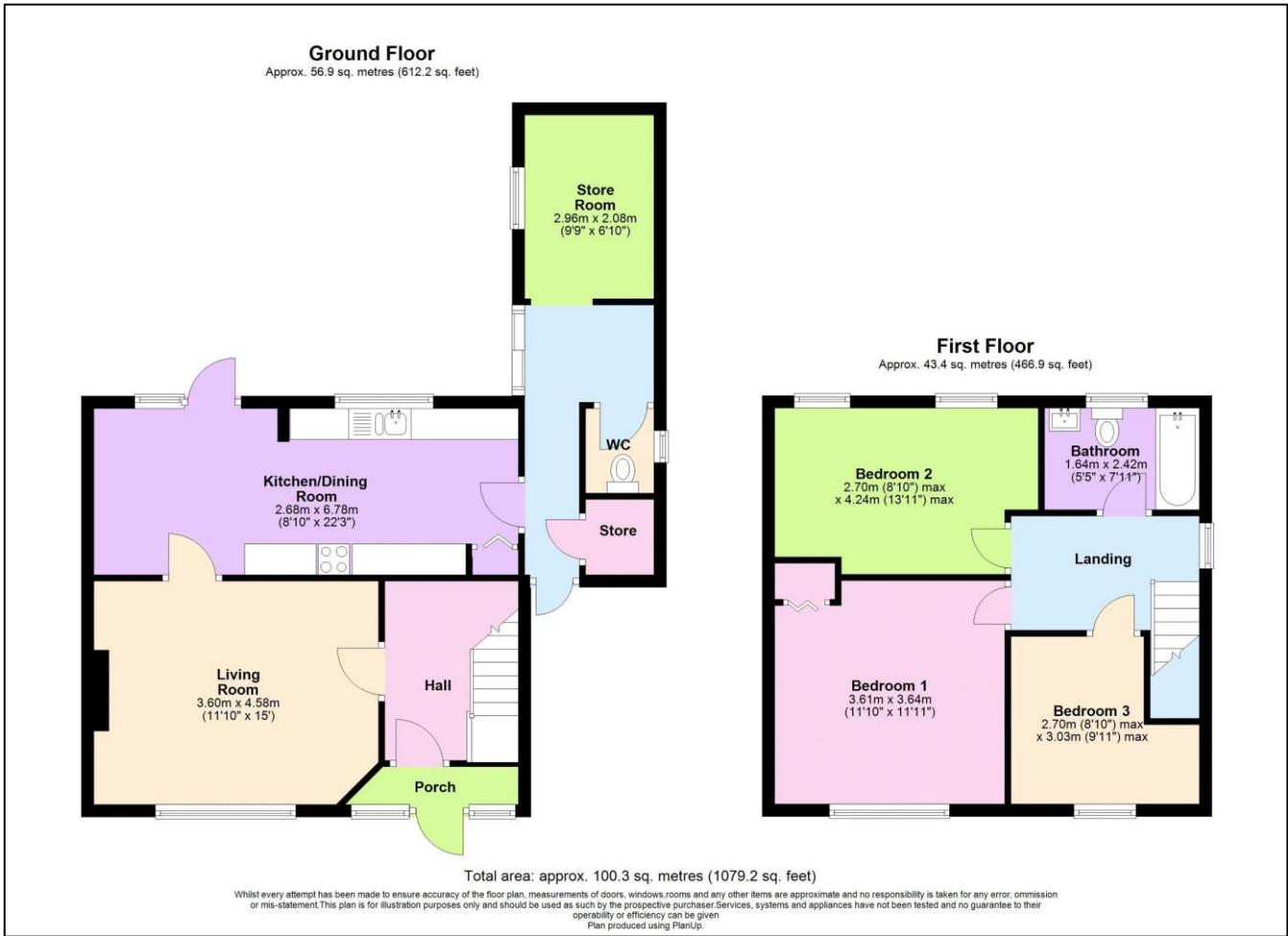
This three bedroom semi detached home offers good size living accommodation on the ground floor with scope to enlarge further with the correct permissions being obtained. The property has a small entrance porch before entering the hallway where the stairs rise to the first floor. There is a nice size lounge with a fireplace and this continues through to large kitchen/dining room overlooking the garden. A side passageway provides convenient storage doors to the garden and also a downstairs wc. On the first floor there are three very good size bedrooms and a bathroom. GCH and double glazing.

The front of the property provides easy off street parking for several vehicles and there is a aid gate leading to the garden. The rear garden is a particularly good size and requires some attention but has lots of potential to include seating areas as well as a level lawn.

Beech Terrace is a quiet back road, centrally located within Westfield and is therefore conveniently located for access to local schools, general stores, services and surgeries to name just a few. Regular public transport connections to neighbouring towns and cities are accessible within only a matter of minutes walk and for those needing to commute, Bath is only 25 minute drive.

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.