



- A character cottage offered for sale with no onward chain
- Lounge with natural stone fire place and feature log burner
- Study and or play room with patio door onto garden
- Attractive fitted kitchen connecting well to a separate dining room
- Ground floor fully tiled shower room, gas central heating
- Two large double bedrooms with high ceilings



"A traditional character cottage offered for sale with no onward chain."

The property is presented in good decorative order and boasts a feature natural stone fireplace with cast iron log burner to the lounge, there is a handy entrance porch which doubles nicely as a study or playroom and has a sliding patio door opening onto a decked patio. An attractive fitted kitchen connects well to a good size separate dining room. Fully tiled ground floor shower room. On the first floor are two large double bedrooms. The property benefits from mains gas central heating and upvc double glazing.

Outside to front is a fully enclosed south facing garden with grassed area and decked patio. To the rear is a shared pedestrian pathway with steps leading to an allotment style garden measuring approx. 90 feet in length x 20 feet in width and would be ideal for growing your own veg with a sunny gradient southerly aspect.

The town centre of Radstock is a five-minute walk where regular public transport to both Bath & Bristol runs, alongside a good selection of shops and services.

**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		86 B
69-80	C		
55-68	D	64 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.