



- A detached three bedroom cottage
- Requires some updating and remedial works
- Two separate ground floor reception rooms
- Off street parking and level lawn garden
- Centrally located within the heart of the village



***'A detached cottage, requiring renovation and updating but it conveniently located close to the village centre and its amenities!'***

An interesting opportunity arises to purchase a three bedroom detached cottage which is ripe for updating and requires some renovation having been under the same ownership for almost 40 years. The property has an entrance porch providing handy storage options and this then leads into a spacious dining room with stairs to the first floor. There is a cosy lounge with open fireplace, kitchen/breakfast room and a rear lobby. The bathroom is located on the ground floor with a separate wc. On the first floor there are three double bedrooms. Double glazing and oil CH.

Externally the property has gated driveway parking and a well maintained level lawn garden to the front. The cottage is located central to the village and is just a minutes walk to the local shop, pharmacy, doctors surgery and Primary school. Midsomer Norton town is five miles in distance. Bath city centre fourteen miles in distance and Bristol city centre is twenty miles.

**Tenure:** Freehold

**Council Tax Band:** C







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 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.