



- Utility, ground floor wc and office/studio/teenage den
- Ideal for those looking to work from home
- Lounge/dining room and kitchen
- Spacious garage
- Popular location
- South facing rear garden



If you're looking to set your own business up or would like to work from home then this property could be your answer!

Set in one of the most sought after locations within the town, this three bedroom detached family home offers a great deal of ground floor living space coupled with a lovely sunny garden. As you enter the property there is an entrance hallway with stairs to the first floor and both a door into the lounge and kitchen. The lounge runs front back and is a pleasant size with lots of light flooding in and there are sliding doors out to the garden. The kitchen is compact and then has a door out into the garage and beyond this is a utility area and wc. Also on the ground floor is a further room currently used as a art studio but could be a home office or playroom and to the rear is a workshop. On the first floor there are three bedrooms and a family bathroom. The property has gas central heating and is double glazed.

Externally the front of the property has been laid to brick paving for at least a couple of vehicles and there are raised beds and fencing to the surrounds. The rear garden has a lovely sunny aspect and has a private patio with awning over, a level lawn and a variety of beds and border plus a pretty fish pond. The property also has a single garage.

Charlton Park is a fabulous location that is always held in high regard. The property is within easy walking distance of Norton Hill Secondary school and a range of infant/primary schools as well as having basic amenities only a short distance away. For those looking for greater services, the cities of Bath, Bristol and Wells are within daily commuting distance.

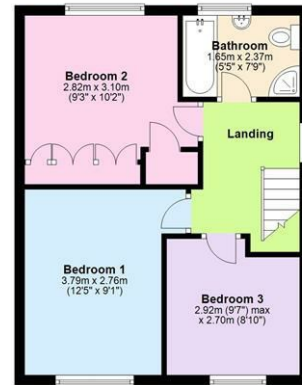
Tenure: Freehold
Council Tax Band: D



Ground Floor
Approx. 88.7 sq. metres (954.3 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 129.6 sq. metres (1394.9 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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01761 411020 or email us at sales@samchiversproperty.co.uk

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