



- Vacant property with no onward sales chain!
- First floor modern shower room
- Two double bedrooms
- Great sized living space
- Low maintenance garden
- Off-street parking to rear

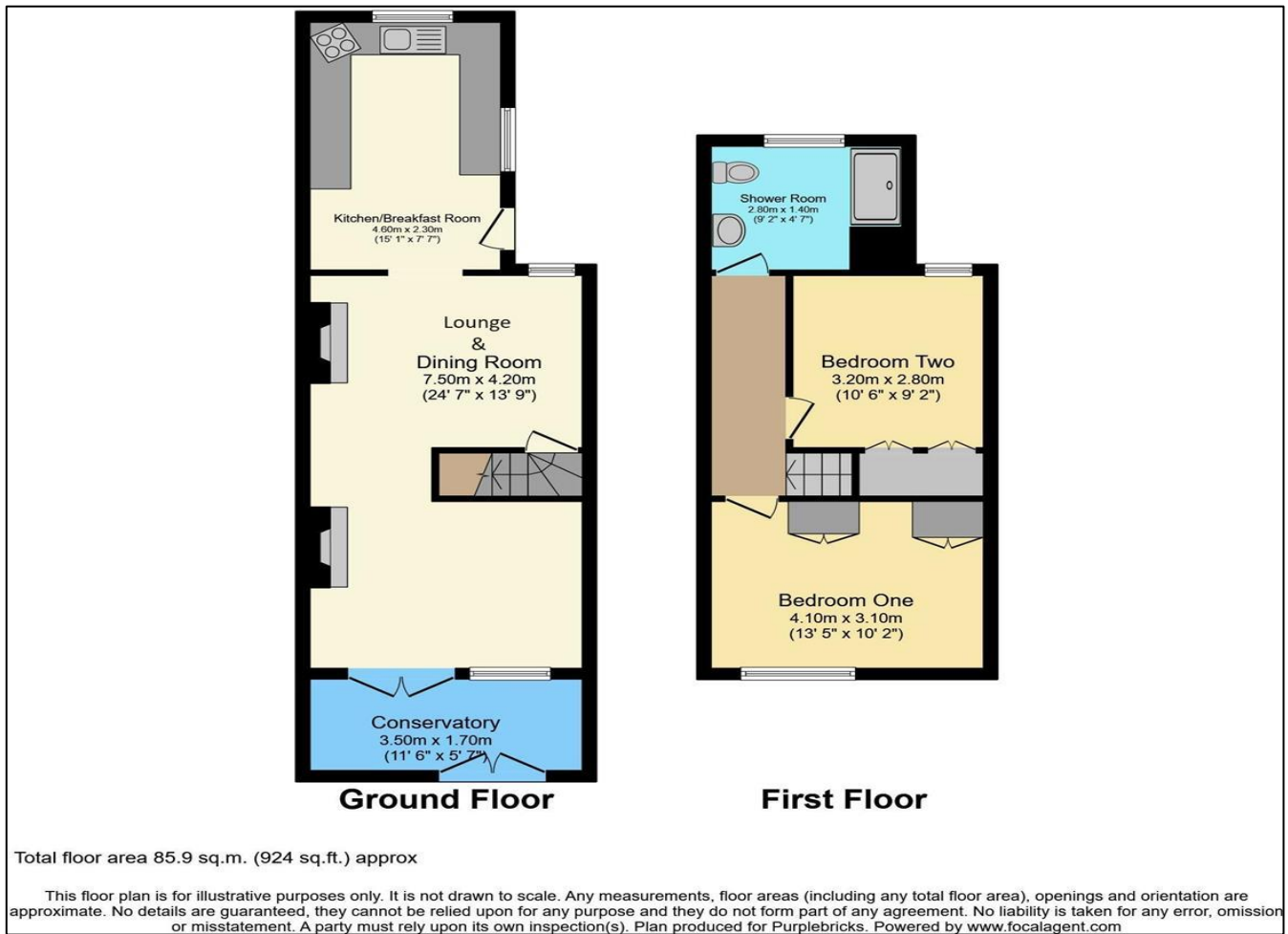


"A great sized cottage sold with no onward sales chain" This property is a fantastic sized cottage that differs from most. There are two double bedrooms and a modern shower room on the first floor, along with parking and no shared access separating the garden. Well proportioned is the perfect term to use for this cottage! Everything is clean, tidy and ready to move into therefore you would only have to add your own personal stamp. The main expenses such as the kitchen and shower room have been updated and very well presented. Externally the property has a low maintenance garden that overlooks off-street parking. There is parking for one large car comfortably or two small cars. Within the local vicinity there is a collection of schools, both primary and secondary, convenience shops, pubs and easy access to Radstock. All the main links to Bath, Frome and Bristol are on your doorstep making this location great for commuting to any of those areas. The client will not be tying in a purchase and therefore sold with no onward chain. Perfect for those hoping to get into their new property for Spring! Call today for further information or to book your visit.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 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

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.