



- An immaculate four bedroom terraced home
- Two tasteful, well proportioned reception rooms
- Kitchen, utility and ground floor shower room
- Attractive first floor bathroom
- Large garden, double garage and parking
- Excellent village location, easily commutable to Bath



'An attractive, double fronted stone-built cottage that is beautifully presented internally and has a large double garage and parking!'

Located centrally within the village of Peasedown St John, this four bedroom terraced cottage has been stylishly updated by the current owners and offers generous sized living accommodation coupled with two bathrooms. As you enter the property there is an entrance hall with stairs to the first floor and a cosy lounge with feature fireplace and log burner. There is a separate dining room with recessed alcove ideal as a work from home space and an under stairs storage area. There is a well fitted kitchen, utility area with door to the garden and a ground floor shower room. On the first floor the accommodation has been very nicely reconfigured and now provides four well balanced bedrooms and a superb bathroom with bath and shower enclosure with good quality matt black finish. The property is double glazed and has gas central heating.

Externally the front of the property is enclosed by a low-level wall and railings. At the rear there is a shared vehicular access leading to easy parking and a large double garage. Beyond the garage is large level garden with a sunny aspect that is predominantly laid to lawn.

Braysdown Lane is a well-regarded part of the village and provides easy access to the doctors surgery, school and basic amenities within the village. The village itself is well served and also provides an ideal commuter base for those needing access to Bath and railway connections.





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Score	Energy rating	Current	Potential
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55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.