



- A three bedroom terraced home
- Offering generous sized accommodation
- Lounge with doors to the garden
- Kitchen and separate dining room
- Handy utility/boot room
- Three well proportioned bedrooms
- Smart family bathroom
- Enclosed level garden
- Walking distance of open countryside



'This terraced home offers a fantastic amount of accommodation and is coupled with a large level rear garden!'

Situated in a residential cul-de-sac, this three bedroom mid terrace home has plenty on offer including generous sized living accommodation and a good sized level garden with a sunny aspect. Upon entering the property there is hall with stairs to the first floor and doorway through into a nice sized lounge with sliding doors onto the decking. There is a separate dining room along side a well fitted kitchen and beyond this is a really useful utility area with another access doorway and is perfect for muddy boots and coats. On the first floor the property enjoys three spacious bedrooms and a family bathroom presented in good order. The property has GCH and double glazing.

Externally the property has a shallow front garden enclosed by a low level wall. At the rear there is a fully enclosed garden laid out on decking and beyond this is a level lawn and a shed. On street parking is generally available at the end of the terrace.

Clandown is a suburb of Radstock and is one mile away from the town centre which offers a good variety of shops, services and has plenty of public transport. Bath city centre is nine miles and Bristol is fifteen miles. Dog walks and countryside are accessible within a matter of minutes walk.

Tenure: Freehold  
Council Tax Band: B





### Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.1 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  
Plan produced using PlanUp.

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: @Sam Chivers Estate Agents



Instagram: @Sam Chivers Estate Agents

**rightmove** **ZOOPLA**

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.