



- A three bedroom semi detached home
- Lounge with dual aspect and separate dining room
- Kitchen looking onto the garden
- Large garden measuring approx 150ft in length
- Plenty of off street parking
- Scope to extend to the rear (STPP)
- Easily commutable to Bath & Frome



'This three bedroom semi detached home offers well proportioned accommodation coupled with a huge level rear garden!'

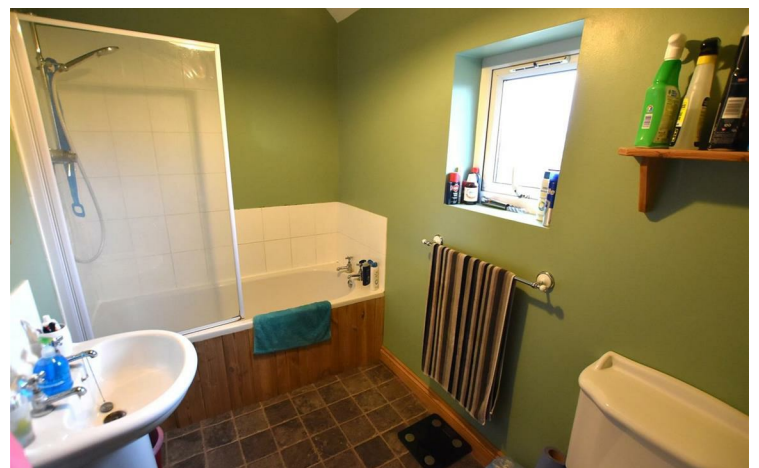
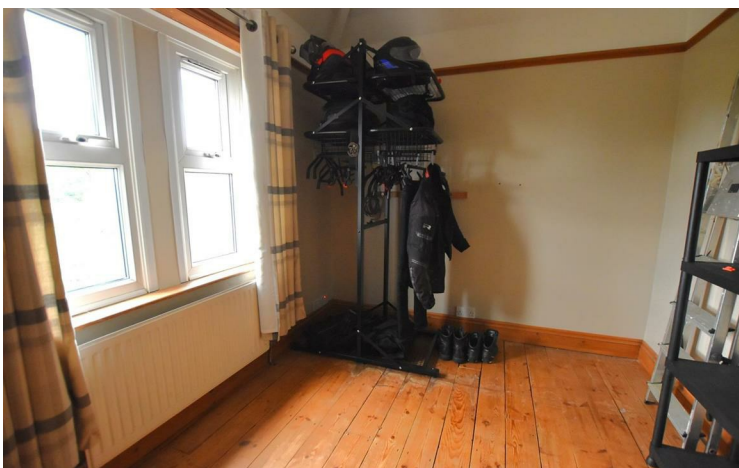
A mature three bedroom semi detached home that offers plenty of living accommodation and has scope to extend to the rear if so desired (subject to planning being obtained). The property has an entrance lobby with stairs rising to the first floor, there is a large lounge with a dual aspect and a separate dining room which could also be utilised as an office or similar. The kitchen is located at the rear of the property and has an access door out to the rear garden.

On the first floor there are three lovely sized bedrooms, a family bathroom and a view out across the garden and fields beyond can be enjoyed from the rear elevation. GCH and double glazing.

Externally the property has driveway parking at the front that comfortably accommodates 2/3 cars. At the rear there is a huge garden measuring approximately 150ft in length that is initially laid to shingle and then continues out to a large level lawn. There is currently a pond, two store shed and represents a blank canvas ready for landscaping.

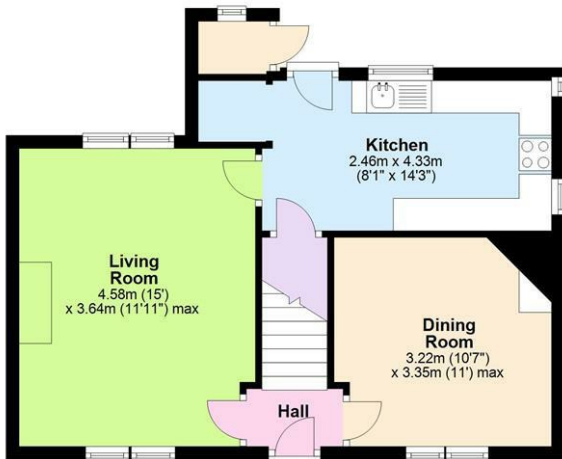
Manor Terrace is a popular location that is handily placed for those needing access to Writhlington Secondary school which is a short level walk away. For those looking to commute Bath and Frome are only a short drive away and for convenient services Midsomer Norton and Radstock are close at hand.

Tenure: Freehold
Council Tax Band: B



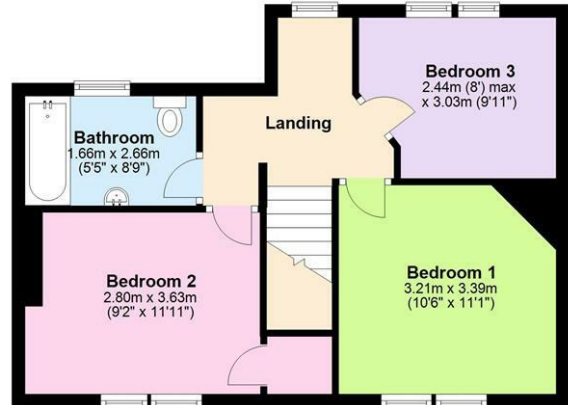
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



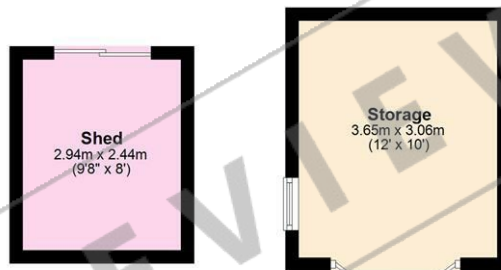
First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Outbuildings

Approx. 18.3 sq. metres (197.4 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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