



- An immaculate two bedroom bungalow
- Well proportioned accommodation
- Modern and well fitted kitchen/breakfast room
- Good size lounge and conservatory
- Two nicely proportioned bedrooms
- Smart bathroom
- Beautifully landscaped gardens
- Garage and driveway
- Quiet village location



'This super two bedroom bungalow ticks a lot of boxes...well proportioned, beautifully presented and an immaculate garden!'

Situated towards the head of this quiet residential cul-de-sac, lies this two bedroom semi detached bungalow, presented in lovely order and coupled with a beautifully tended rear garden. The property enjoys well proportioned accommodation comprising a modern and nicely fitted kitchen/breakfast room with high gloss units, ample work surface space and a breakfast bar. The lounge is a generous size and steps out on to a large, bright conservatory overlooking the garden. The main bedroom is a generous double with fitted wardrobes, bedroom two is also a pleasant size as is the bathroom. The property has gas central heating and is double glazed throughout.

Externally the property enjoys beautifully maintained gardens to both the front and rear. The front garden is laid to lawn with flower borders to the surrounds. At the rear the garden has a very private feel opening out onto woodland beyond the rear boundary and has been carefully landscaped to offer a level patio, mature beds, level lawn, pergola and a fishpond. The property also has driveway parking for two/three vehicles in front of a garage with a single door.

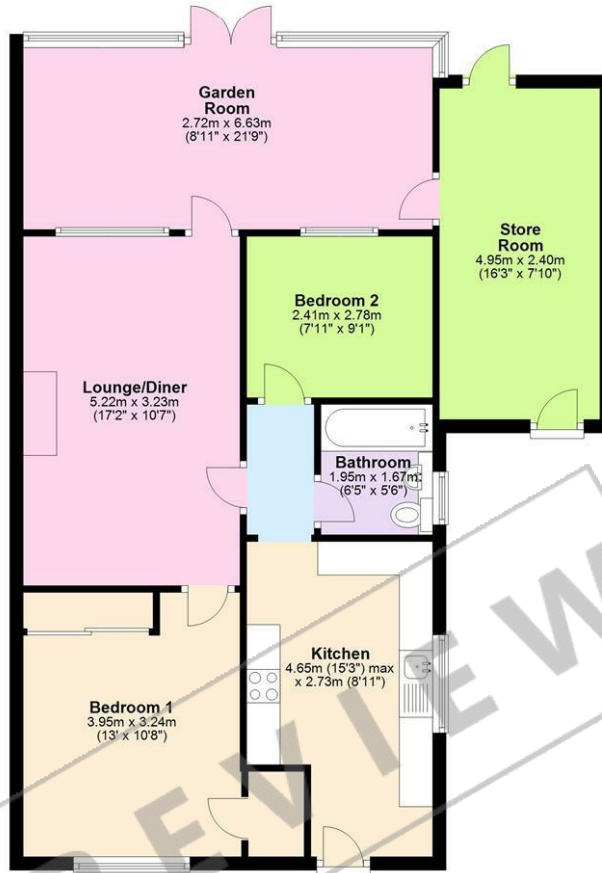
Mendip Vale is a mature development which is positioned on the edge of this popular village and borders open countryside. The village centre is a few minutes walk where a convenience store, doctors surgery and pharmacy can be found. The village primary school is also just a few minutes walk. Bath city centre is 13 miles and Bristol city centre is 21 miles.

Tenure: Freehold
Council Tax Band: B



Ground Floor

Approx. 87.4 sq. metres (940.9 sq. feet)



Total area: approx. 87.4 sq. metres (940.9 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.
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		83
(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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01761 411020 or email us at sales@samchiversproperty.co.uk

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