



- A good size three bedroom terraced cottage
- Spacious lounge and kitchen/dining room
- Three generous sized bedrooms
- Large rear garden
- Easy driveway parking
- Walking distance of schools and amenities



'A terraced home that has so much to offer including good sized living accommodation, a large mature garden and plenty of easy parking....it's sure to tick a lot of boxes!'

Quietly tucked away within Westfield, this three bedroom mid terrace home really has plenty on offer for a variety of buyer types. The accommodation consists of an entrance hall with stairs rising to the first floor, a sizeable lounge and a well fitted kitchen/dining room with the door to access the garden. The bathroom is also located on the ground floor and is in good condition. Upstairs there are three double bedrooms all of which are a generous size with the two largest looking out over the garden. The property has gas central heating and is double glazed.

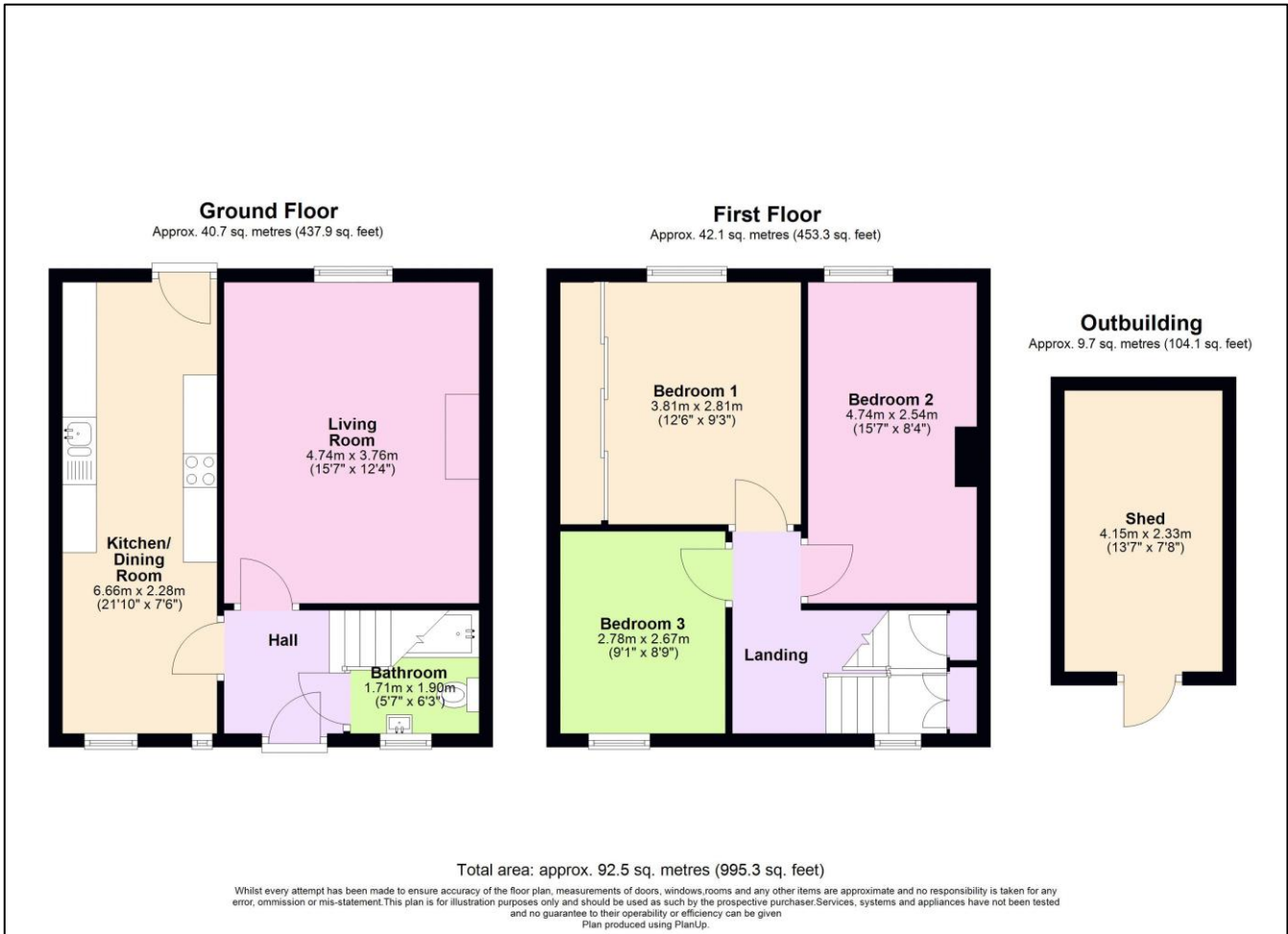
Externally the front provides easy parking for several vehicles. At the rear there is a large, level mature garden laid predominantly to lawn.

Beech Terrace is a quiet back road, centrally located within Westfield and is therefore conveniently located for access to local schools, general stores, services and surgeries to name just a few. Regular public transport connections to neighbouring towns and cities are accessible within only a matter of minutes walk and for those needing to commute, Bath is only 25 minute drive.

Tenure: Freehold

Council Tax Band: B





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Score	Energy rating	Current	Potential
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39-54	E		
21-38	F		
1-20	G		

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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.