



- A lovely two bedroom detached bungalow
- Presented in excellent order throughout
- Good size lounge and conservatory
- Updated modern kitchen and shower room
- Garage and driveway parking. Enclosed rear garden
- Offered for sale with no onward chain



***'A bungalow in a quiet spot close to the cycle path and within manageable distance of the local shops and amenities for convenience!'***

This detached two bedroom bungalow is presented in very good order with updated kitchen and bathroom and is also situated in a pleasant, quiet residential area. As you enter the property there is an entrance hallway and a doorway into the lounge. The lounge is a very good size with French doors into a conservatory which then provides access to the garden. The kitchen has a modern finish with high gloss units and work surfaces over and there is space for a table to the far end. The property enjoys two sizeable bedrooms and a well fitted tasteful shower room. GCH and double glazing. Offered for sale with no onward chain.

The front of the property is approached via a sloping driveway leading up to the doorway. The driveway provides plenty of convenient parking in front of a single garage. At the rear there is an enclosed, private garden with a sunny aspect laid to a combination of lawn and decking and there is a personal door leading into the garage.

The 'Janes estate' is a popular residential area with a mix of property all of which are handily placed close to schools, amenities and services. Regular public transport runs from nearby stops to Midsomer Norton, Radstock and towards Bath and Wells where a greater range of services are available. At the head of the cl-de-sac there is access onto the Greenway.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.