



- A two bedroom semi detached bungalow
- Presented in good condition internally
- Well extended kitchen/dining room
- Light and bright lounge leading into conservatory
- South west facing garden
- Garage and driveway parking
- Well served village with amenities
- Offered for sale with no chain



'This bungalow just fits the bill...extended to create a dining room, modern shower room and a level, manageable plot with a south westerly aspect all set in a well served village!'

This well presented two bedroom semi detached bungalow has been well extended and now ticks a lot of boxes for those looking for a well appointed bungalow that is in good order. The property has an entrance porch leading into the hallway. The lounge is a generous size and has a sliding door opening out to a light and bright conservatory. The kitchen has ample units and worktop space and leads through to the dining room extension again with further doors to the garden. The property has two double bedrooms and a well fitted shower room. The property has plenty of storage, GCH and double glazing. Externally the front garden is laid to chippings for ease of maintenance and there is a side driveway for two/three cars in front of the garage with an electric roller door. At the rear there is a lovely sized garden with a sunny South Westerly aspect which is laid to patio and lawn. Offered for sale with no chain.

The property is situated in a pleasant part of the village which is within reasonable walking distance of the village centre and public transport connections. The village has a full range of general services including doctors, dentists, cafe, school and swimming pool to name just a few and Bath and Bristol are within 30 minutes drive.

Tenure: Freehold
Council Tax Band: C



Ground Floor
Approx. 91.3 sq. metres (982.6 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 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		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

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.