



- Energy Rating - E
- Four Bedrooms
- Kitchen/Diner
- Stunning Rear Garden
- Beautifully Presented
- Detached Family Home
- Two Reception Rooms
- Utility & G/F Cloakroom
- Garage & Driveway
- Rarely Available

3D INTERACTIVE TOUR! Greenwoods Property Centre have the pleasure of bringing to the market this substantial 1930's Detached Family Home situated in one of the more favoured parts of Whitchurch just off the (A37) Wells Road. This Beautifully Presented Property offers well proportioned and spacious accommodation which briefly comprises; Entrance Hallway, Bay Fronted Lounge with Feature Fireplace and Period Dressers to either side of the chimney breast, 18ft Reception Room at the rear of the property with Dual Aspect Windows, a good size kitchen/Diner with patio doors opening to the rear garden, Utility and Ground Floor Cloakroom. To the first floor we have Four Good Size Bedrooms with an En-suite to the Bay Fronted Master Bedroom and a Modern Family Bathroom with Separate Corner Shower. Further benefits include; Attached Garage, Driveway Providing Off Street Parking, Gas Central Heating, Upvc Double Glazing throughout and a Stunning Rear Garden laid mainly to lawn with a raised patio area. Call Greenwoods on 01275 837282 to arrange a viewing.

Front Reception Room 12'9" x 12'7" max (3.89m x 3.84m max)

Rear Reception Room 18'0" x 14'0" (5.49m x 4.27m)

Kitchen/Diner 14'2" x 13'8" max (4.32m x 4.19m max)

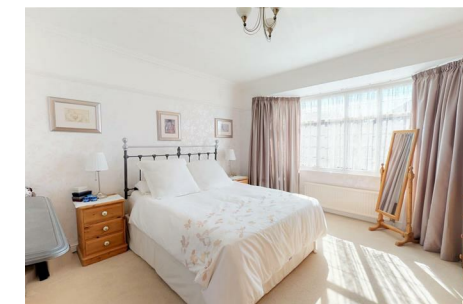
Bedroom One 13'5" into bay x 12'11" (4.09m into bay x 3.94m)

Bedroom Two 13'10" max x 12'0" max (4.22m max x 3.66m max)

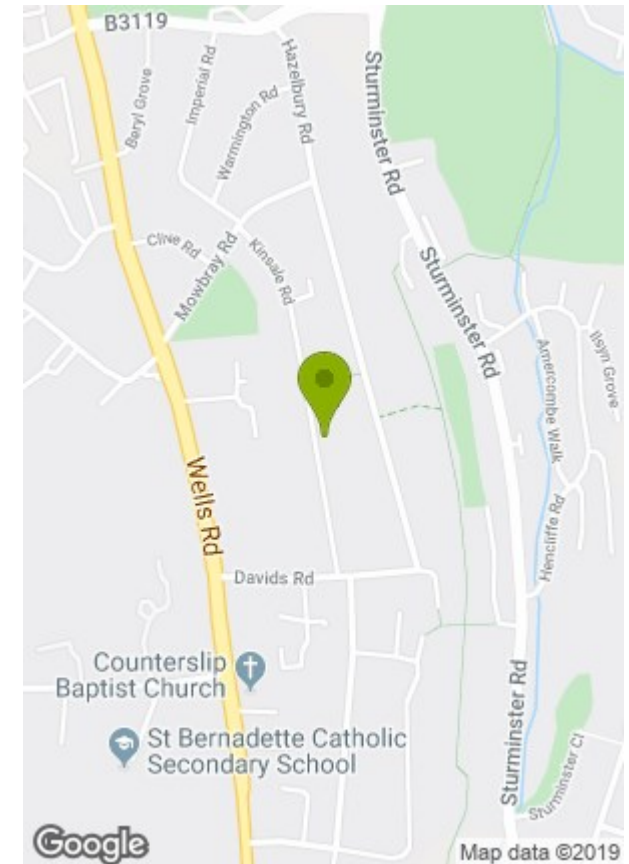
Bedroom Three 14'1" x 5'9" (4.29m x 1.75m)

Bedroom Four 8'8" x 9'8" max (2.64m x 2.95m max)

Bathroom 7'9" x 7'6" (2.36m x 2.29m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	70
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	39	61
England & Wales EU Directive 2002/91/EC		

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