



- Interesting and unusual semi-detached family home
- Living Room
- Dining Room
- Kitchen/breakfast room
- Three bedrooms
- Two shower rooms
- Ample off-street parking
- Workshop and Woodstore
- Five-bar gate leading into a large, widening natural garden



- Entry
6'3" x 1'6"
- Hallway
1'9" x 1'2"
- Shower Room
6'9" x 8'8"
- Living Room
12'10" x 11'8" (3.92m x 3.58m)
- Dining Room
12'4" x 10'11" (3.76m x 3.33m)
- Kitchen/Breakfast Room
17'5" x 11'5" (5.32m x 3.50m)
- Landing
13'7" x 11'9" (4.15m x 3.59m)
- Bedroom
12'4" x 10'11" (3.78m x 3.34m)
- Bedroom
9'1" x 6'11" (2.79m x 2.13m)
- Shower Room
6'9" x 6'1" (2.08m x 1.86m)

Approximate total area
1052 ft²
97.7 m²

Balconies and terraces
149 ft²
13.8 m²

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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PROPERTY TYPE House - Semi-Detached

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING

COUNCIL TAX BAND C



An interesting and unusual beautifully presented semi detached family home.

Entrance hallway, living area, dining area, kitchen/breakfast room and recently refitted downstairs shower room.

At the first floor are three bedrooms and an upstairs shower room.

Externally, is ample off street parking with double gates leading to rear, with additional parking, large garage, workshop and woodstore. There is a five bar gate leading into a large widening natural garden with lawned areas and walkways and a range of mature trees and shrubs.

the location

If you wanted all the benefits of the city, yet the feel of living in the country, this home is the one! Set just off the main arterial route to both Bristol and Bath, with a whole host of local facilities on its doorstep this practical, sizeable home has a wonderful natural garden that needs to be seen. Practical, adaptable, accommodation, ample parking, outbuildings and a sense of seclusion, this is a rare opportunity indeed!

just a thought...

what the owners will miss

"What I will miss with this house is the wonderful light which changes throughout the day bringing a sense of calm and tranquility to which ever room you are in. The spacious garden always has something new to engage your imagination and creativity. We've grown together over many years and nurtured each other. Not least the feeling of belonging with the best ever neighbours who are always there without being intrusive. I hope you will find these things in the house to enhance your life there too."

Behind this pleasant, yet modest exterior, lies a stylish, yet practical, classically modern extended family home. If you are looking for something with bags of character and a feeling of space both internally and externally, this is it!