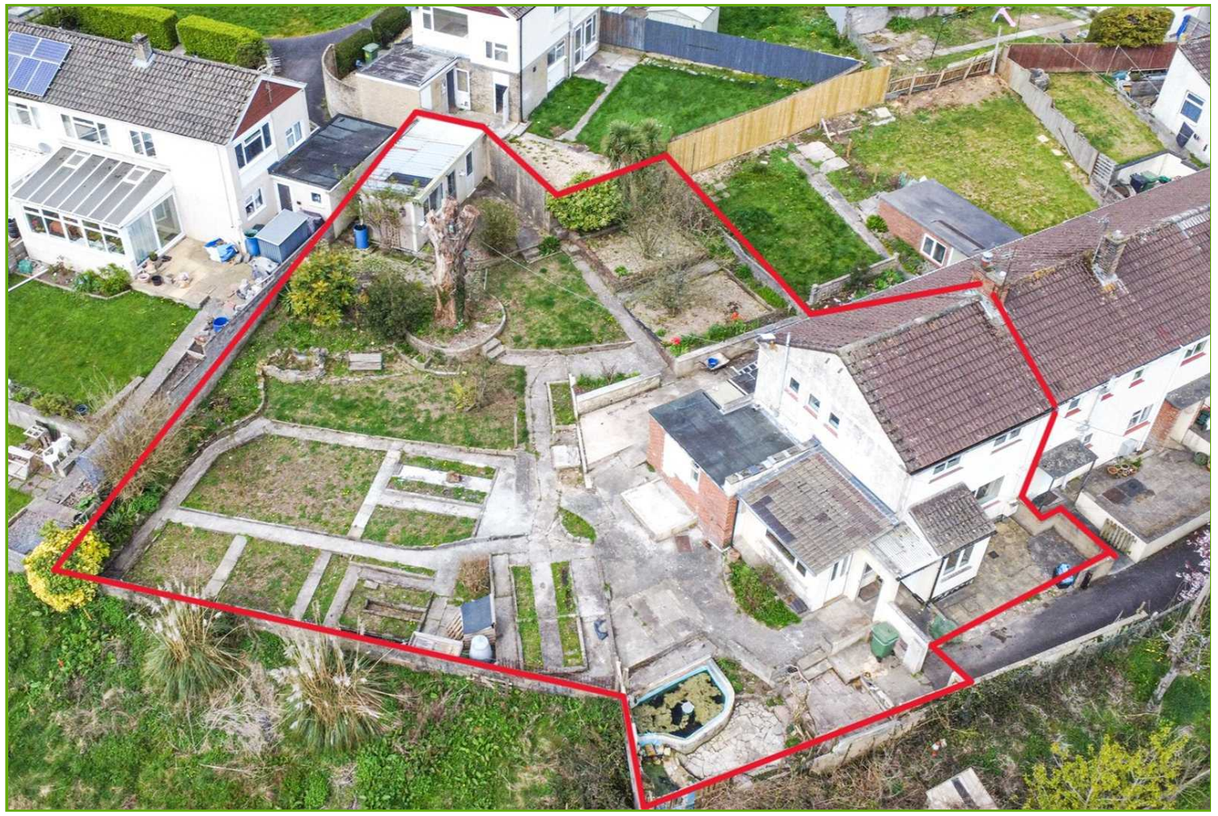
















41 Beacon View, Coleford,
Radstock, Somerset, BA3 5PE

Asking Price: £240,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

41 Beacon View, Coleford, Radstock, Somerset, BA3 5PE

Asking Price: £240,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: E
Local Authority: Mendip District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*POTENTIAL GALORE!!!
*LARGE CORNER PLOT GARDENS
*COUNTRYSIDE VIEWS
*TWO DOUBLE BEDROOMS
*GAS CENTRAL HEATINSG SYSTEM
*PVCu DOUBLE GLAZING

Description

A fantastic opportunity to purchase this end-of-terrace property, ideally positioned on a substantial corner plot offering excellent potential to extend or further develop (subject to obtaining the necessary planning consents). The property currently provides spacious accommodation with the ground floor comprising an entrance porch and hallway, cloakroom, a comfortable sitting room, and a generous L-shaped kitchen/dining room featuring a charming log burner. There is also a utility room and a garden room, both of which offer great scope for modernisation. Upstairs, the first floor offers two well-proportioned double bedrooms and a shower room. Additional benefits include a gas central heating system and PVCu double glazing. Externally, the property truly stands out, boasting large, fully enclosed gardens with stunning countryside views, ideal for outdoor living and future expansion.
This is a genuine reluctant sale, as the current owner had exciting plans for the property. However, due to a change in personal circumstances, these plans are now offered as an opportunity for the next buyer to realise the home's full potential. Viewing is highly recommended in order to fully appreciate everything this property has to offer.

Directions

From our offices in Midsomer Norton High Street, proceed to the end of the road and at the traffic lights turn left into Silver Street. Follow the road up the hill and out of the town. At the crossroads turn left and at the White Post roundabout take the second exit. Follow the road into Charlton and at the sharp left hand bend turn right signposted Holcombe. Follow the road and take the left hand turning turning signposted for Coleford. Follow this road into Anchor Road and then take the third turning on the right into Beacon View.

Entrance

PVCu double glazed door to entrance porch, two PVCu double glazed windows to front, PVCu double glazed window to side, PVCu double glazed door to entrance hall.

Entrance Hall

Return stairs to first floor landing, double radiator.

Cloakroom/WC

PVCu double glazed window to side, low level WC.

Kitchen/Dining Room

PVCu double glazed door and window to side, base and wall units, rolled edge work surfaces, stainless steel single drainer sink unit, plumbed for washing machine, electric cooker point, tiled splashbacks, opening leading to the dining area with PVCu double glazed window to rear, timber laminate flooring, double radiator, log burner.

Sitting Room

PVCu double glazed window to front, double radiator, gas fire with back boiler supplying central heating and hot water.

Utility Room

Window to side, PVCu double glazed window to rear, plumbed for washing machine, opening to garden room.

Garden Room

PVCu double glazed windows to front and side, door to front.

Rear Lobby

Double glazed window to rear, door to rear.

Landing

Loft access via a drop down ladder, two PVCu double glazed windows to side.

Bedroom One

Two PVCu double glazed window to front, single radiator, airing cupboard housing hot water tank.

Bedroom Two

PVCu double glazed window to rear, single radiator.

Shower Room

PVCu double glazed window to side, low level WC, pedestal wash hand basin, shower cubicle, towel rail radiator, electric shower, extractor fan, fully tiled walls.



For full EPC please contact the branch.
Measurements are approximate, floorplan for visualisation purposes only.

Front Garden

Part enclosed by boundary wall, mainly laid to patio.

Rear and Side Gardens

Enclosed by boundary walls, mainly laid to lawn with various concrete patio areas, flower and shrubbery beds, pedestrian access.

Workshop and Outside Store

Two block sheds, in need of some attention.

Parking

Communal car park located to the side of the terrace.

YOUR MOVE Bailey & Bryant is a trading name of Bailey & Bryant Ltd. Registered in England No: 5303486. Registered Office: Westfield Business Centre, 32 Second Avenue, Westfield Industrial Estate, Radstock, Somerset, BA3 4BH. VAT No:GB850342156. YOUR MOVE Bailey & Bryant is an independently owned and operated business, operated under license from your-move.co.uk Ltd. YOUR MOVE Bailey & Bryantis an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited, which is authorised and regulated by the Financial Conduct Authority (FRN: 435779) for mortgage and non-investment insurance advice. These details may be verified with the FCA at http://www.fca.org.uk/firms/systems-reporting/register. You may also contact Your Move at enquiries@your-move.co.uk



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.