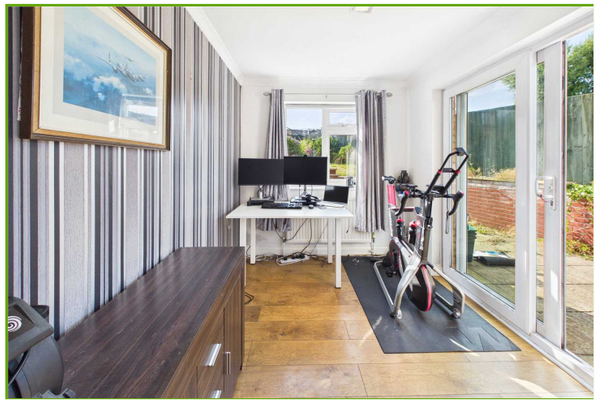
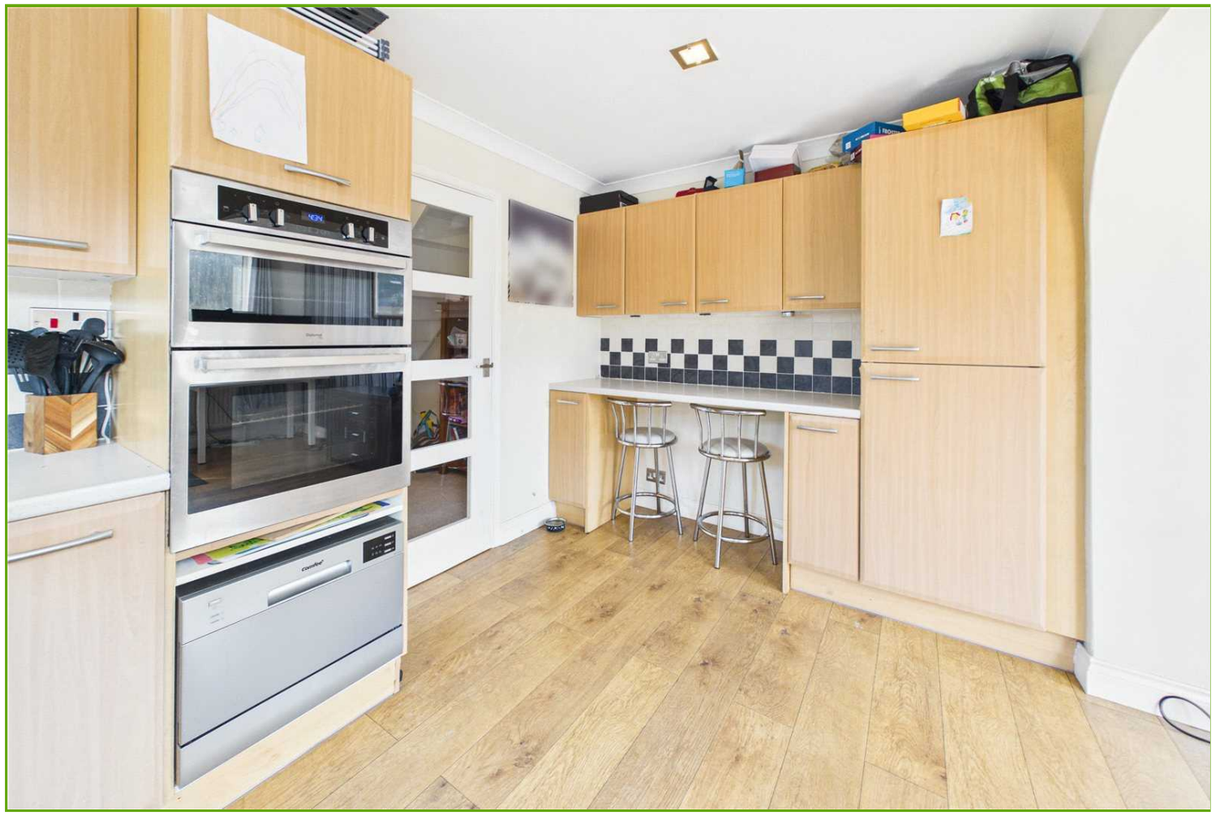
















16 Redwood Close, Westfield,
Radstock, Somerset, BA3 3EH

**Offers Over: £290,000**

**Tenure: Freehold**

YOUR MOVE
Bailey & Bryant

your-move.co.uk



The Property Ombudsman

# 16 Redwood Close, Westfield, Radstock, Somerset, BA3 3EH

**Offers Over: £290,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: D
Local Authority: Bath & North East Somerset Council

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

*EXTENDED END OF TERRACE HOME
*THREE BEDROOMS
*SPACIOUS SITTING ROOM
*FITTED KITCHEN/BREAKFAST ROOM
*FAMILY ROOM
*GOOD SIZE FRONT & REAR GARDENS
*SINGLE GARAGE

## Description

This extended end of terrace family home is situated in a lovely tucked away position in a cul de sac on the popular Waterford Park development. The living accommodation comprises on the ground floor an entrance hall leading to the sitting room and a fitted kitchen/breakfast room that leads to a family room. On the first floor there are three bedrooms and a family bathroom. Other features include a gas central heating system and PVCu double glazing. Outside there are good sized front and rear gardens and also a useful block built shed. In addition to the above the property also benefits from having a single garage in a nearby block and also a further parking. Viewing highly recommended.

## Directions

From the double mini roundabouts in Radstock continue along the Wells Road. Proceed past the police station on the left hand side and take the second turning on left into Maple Drive which leads into Waterford Park. Redwood Close is the fifth turning on the left.

## Entrance Hall

PVCu double glazed door to entrance hall, timber laminate flooring, built in cupboard, door to sitting room.

## Sitting Room

PVCu double glazed window to front, double radiator, television point, coved ceiling, stairs to first floor landing, electric fire.

## Kitchen/Breakfast Room

PVCu double glazed window to side, PVCu double glazed door to rear, matching base and wall units, rolled edge work surfaces, stainless steel single drainer sink unit, electric double oven and hob, stainless steel extractor hood, tiled splashbacks, plumbed for washing machine, gas boiler supplying central heating and hot water, breakfast bar, coved ceiling, double radiator, arch to family room.

## Family Room

PVCu double glazed window to rear, PVCu double glazed patio doors to side, single radiator, coved ceiling.

## Landing

Loft access via a drop down ladder, airing cupboard housing linen shelves.

## Bedroom One

PVCu double glazed window to front, single radiator, built in wardrobes with sliding doors, coved ceiling.

## Bedroom Two

PVCu double glazed window to rear, single radiator, coved ceiling.

## Bedroom Three

PVCu double glazed window to rear, single radiator, coved ceiling.

## Bathroom

PVCu double glazed window to side, panelled bath with electric shower above, pedestal wash hand basin, low level WC, tiled splashbacks, towel rail radiator.

## Front Garden

Enclosed by hedgerow and fencing, mainly laid to lawn.

## Rear Garden

Enclosed by boundary wall and fencing, paved patio area, remainder laid to lawn, outside tap, outside light, side pedestrian access, arranged on two tiers.

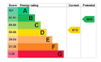
## Garage

In a nearby block with an up and over door.

## Parking

Allocated parking space for one car in residents car park near garage.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.




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