

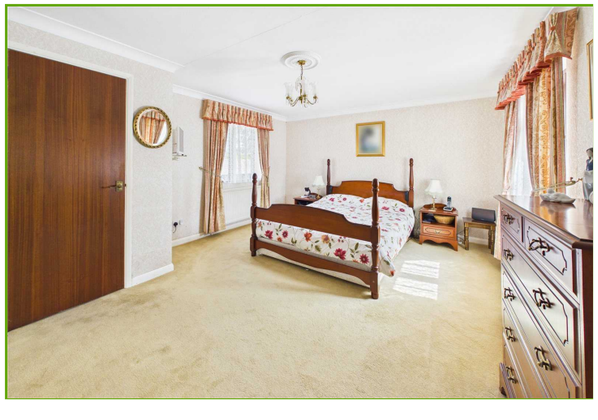


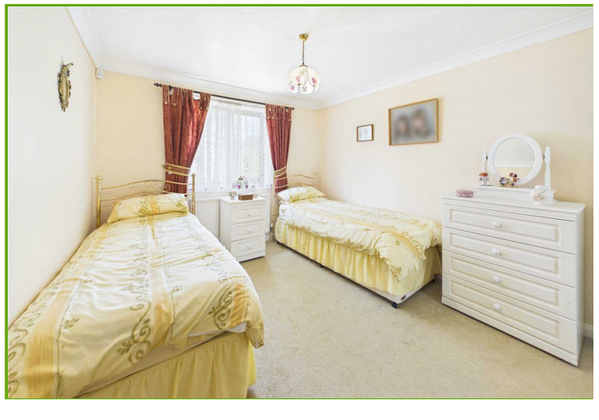












Tyaker, Wells Road, Chilcompton,
Radstock, Somerset, BA3 4ET

Asking Price: £450,000

Tenure: Freehold

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Bailey & Bryant

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: D
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

*SUPERB DETACHED BUNGALOW
*NO ONWARD CHAIN
*HIGHLY REGARDED VILLAGE
*THREE BEDROOMS
*BATHROOM & EN-SUITE SHOWER
*DOUBLE GARAGE & AMPLE PARKING
*VIEWING HIGHLY RECOMMENDED

Description
All who view this wonderful detached bungalow are sure to be impressed. The property has been the happy home of the current owner for over thirty years and is set on a lovely level plot in Chilcompton, a highly desirable village that boasts a local convenience store, post office, doctors surgery, primary school and a couple of pubs. The property itself offers flexible light and airy accommodation that comprises a welcoming entrance hall, a cloakroom/WC, a dual aspect sitting/dining room complete with an open fire, a modern fitted kitchen, three bedrooms, two of which have built in wardrobes with the main bedroom also benefitting from an en-suite shower. In addition to the above there is also a family bathroom. Outside there is a good size front garden and a large and delightful level rear garden that is incredibly private. There is also a brick paved drive allowing off street parking for three to four cars cars and leading to an attached double garage with an electric up and over door. Properties of this calibre seldom remain available for long therefore an early internal viewing is highly recommended.

Directions
Turn left at the end of Midsomer Norton High Street onto Silver Street and proceed up the hill. At the crossroads turn right towards Chilcompton. This road leads into Wells Road and the property can be found on the right hand side, identified by our For Sale sign.

Entrance Hall
Composite double glazed door leading to the entrance hall, two built in cupboards, single radiator, airing cupboard housing hot water tank, coved ceiling, access to a part boarded loft via a drop down ladder.

Cloakroom/WC
PVCu double glazed window to front, white low level WC, wash hand basin with vanity unit below, tiled splashbacks, single radiator, coved ceilings.

Sitting/Dining Room
PVCu double glazed bay window to front, PVCu double glazed patio doors to rear, open fire behind an electric fire, television point, coved ceiling, double radiator, single radiator.

Kitchen
PVCu double glazed window and door to rear, matching base and wall units, rolled edge work surfaces, single bowl sink unit, tiled splashbacks, electric oven and hob, extractor hood, plumbed for washing machine and dishwasher, tiled floor, coved ceiling, space for fridge freezer, double radiator.

Bedroom One
PVCu double glazed windows to both sides, coved ceiling, built in wardrobes with mirror sliding doors.

En Suite Shower Room
PVCu double glazed window to side, low level WC, wash hand basin with vanity unit below, shower cubicle with electric shower, fully tiled walls and floor, single radiator, coved ceiling, extractor fan.

Bedroom Two
PVCu double glazed window to rear, single radiator, built in wardrobes with mirror sliding doors, coved ceiling.

Bedroom Three
Currently used as a formal dining room with PVCu double glazed window to rear, single radiator, coved ceiling.

Bathroom
PVCu double glazed window to side, white suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, shaver socket, double radiator, coved ceiling.

Front Garden
Enclosed by boundary walls and fencing, mainly laid to lawn with various flower and shrubbery beds.

Rear Garden
Enclosed by fencing, mainly laid to lawn, paved patio area, flower and shrubbery beds, mature tree, outside tap, outside lighting, side pedestrian access.

For full EPC please contact the branch.

Driveway
Brick paved driveway providing off street parking for three to four cars.

Double Garage
Electric up and over door, power and lighting, gas boiler supplying central heating and hot water.

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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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