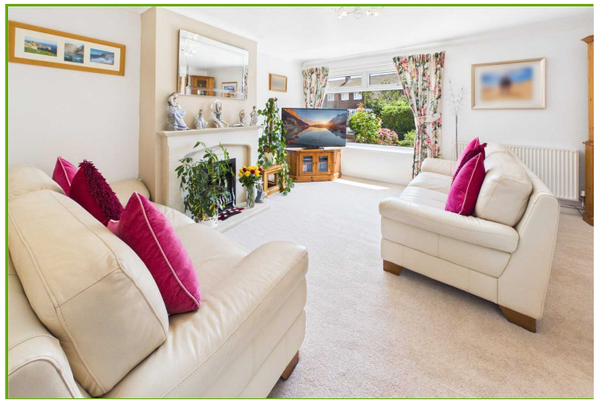




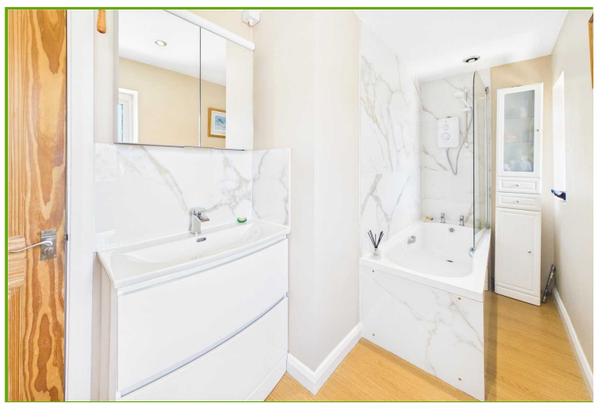












1 Waterside Crescent, Westfield,
Radstock, Somerset, BA3 3YD

Offers Over: £385,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

1 Waterside Crescent, Westfield, Radstock, Somerset, BA3 3YD

Offers Over: £385,000 Tenure: Freehold

Council Tax Band: C
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

*SUPERB EXTENDED SEMI DETACHED HOME
*FOUR BEDROOMS
*BATH & SHOWER ROOMS
*DETACHED DOUBLE GARAGE
*WEST FACING REAR GARDEN
*SOUGHT AFTER LOCATION
*HIGHLY RECOMMENDED

Description
AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOUSE WITH A DOUBLE GARAGE, located in the popular Westfield area and within the well regarded Norton Hill school catchment area. The property has been lovingly maintained by the current owners and boasts PVCu double glazing, gas fired central heating system and an alarm system. The property is very well presented throughout and with light and airy accommodation comprising on the ground floor an entrance hall, shower room, a good size sitting room with feature fireplace, a large kitchen/dining room with patio doors opening into the conservatory whilst on the first floor there are four bedrooms, a useful eaves room and a family bathroom. Outside there is a low maintenance front garden and a lovely fully enclosed west facing rear garden. In addition to the above the property also benefits from having double garage at the rear and also an additional parking space at the front. A LOVELY HOME THAT MUST BE VIEWED, HIGHLY RECOMMENDED.

Directions
From the double mini roundabouts in Radstock, proceed along Wells Road, past police station and parade of shops. Take the left hand turning just before the petrol station into Waterside Road. Waterside Crescent is the first turning on the left and the property can be found immediately on the left.

Entrance Hall
PVCu double glazed door to entrance hall with PVCu double glazed window to the side.

Shower Room
PVCu double glazed window to the side, shower cubicle, wash hand basin with vanity unit below, low level WC, tiled splashbacks, tiled floor, towel rail radiator.

Sitting Room
PVCu double glazed window to front, single radiator, television point, stairs to first floor landing, coved ceiling, living flame gas fire.

Dining Room
PVCu double glazed window to rear, double glazed patio doors to conservatory, double radiator, arch to kitchen.

Kitchen
PVCu double glazed window to rear, matching base and wall units, rolled edge work surfaces, stainless steel one and a half bowl sink unit, tiled splashbacks, electric double oven, induction hob with extractor hood above, plumbed for dishwasher and washing machine.

Conservatory
PVCu double glazing to rear and side, PVCu double glazed French doors to rear.

Landing
Access via a drop down ladder to a boarded attic with power and lighting and eaves access.

Bedroom One
PVCu double glazed window to front, single radiator, television point, fitted wardrobes.

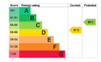
Bedroom Two
PVCu double glazed window to rear, single radiator, dado rail.

Bedroom Three
PVCu double glazed window to side, single radiator, loft access, door to eaves room.

Eaves Room
Housing gas combi boiler supplying central heating and hot water.

Bedroom Four
PVCu double glazed window to front, built in wardrobes, single radiator.

Bathroom
Two PVCu double glazed windows to rear, white low level suite comprising panelled bath with shower above, pedestal wash hand basin, low level WC, tiled splashbacks, double radiator.


For full EPC please contact the branch.

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

Rear Garden
West facing and enclosed by boundary walls, mainly laid to lawn, paved patio area, outside tap, flower and shrubbery borders, pergola,rear pedestrian access.

Detached Double Garage
Electric roller door, power and lighting, windows to both sides, service door to rear garden.

Drive
In front of the property for one car.

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