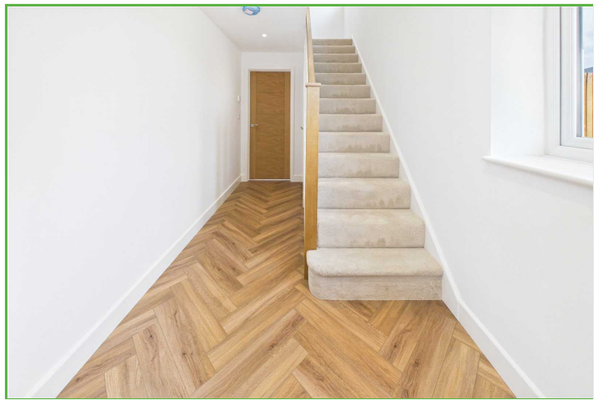
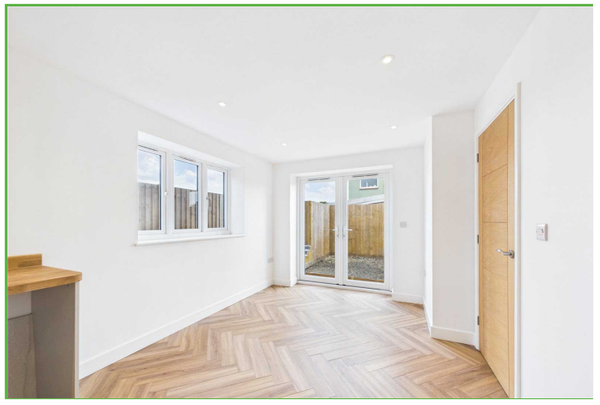


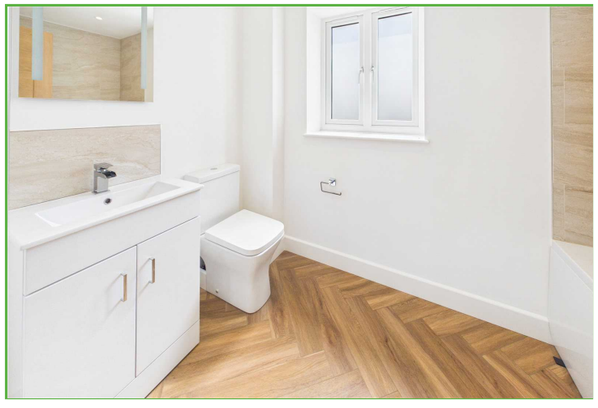














Rosebury House, Highbury Street,
Coleford, Radstock, Somerset,
BA3 5NT

Offers Over: £350,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

Rosebury House, Highbury Street, Coleford, Radstock, Somerset, BA3 5NT

Offers Over: £350,000 Tenure: Freehold

Council Tax Band:
EPC Rating: TBC
Local Authority:

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

* BRAND NEW INDIVIDUAL DETACHED HOUSE
* READY FOR IMMEDIATE OCCUPATION
* SUPERB SPECIFICATION FINISH THROUGHOUT
* GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT
* AMPLE OFF ROAD PARKING

Description
Set in the heart of the village in a non estate location, a brand new individual detached family home built in a high specification offering both well appointed accommodation and high efficiency ratings. The property benefits from heating provided by an air source heat pump with underfloor heating throughout the ground floor, PVCu windows and doors and fibre broadband. EARLY VIEWING HIGHLY RECOMMENDED.

Entrance Hall
Double glazed composite door to entrance hall, luxury vinyl tiles, PVCu double glazed window to side, stairs to first floor landing, underfloor heating.

Cloakroom
Low level WC, integrated wash hand basin, luxury vinyl tiles, underfloor heating, tiled splashbacks, extractor fan.

Sitting Room
PVCu double glazed window to front, feature media wall with inset lighting, underfloor heating, recessed lighting.

Kitchen/Dining Room
Two PVCu double glazed windows to rear, PVCu double glazed French doors to side, luxury vinyl tiles, underfloor heating, fitted with a contemporary range of base and wall units, timber worksurfaces and upstands with inset single bowl sink unit, integrated dishwasher, plumbed for washing machine, integrated electric oven and hob with extractor canopy over.

Landing
PVCu double glazed window to side, loft access, airing cupboard housing fully pressurised cylinder.

Bedroom One
PVCu double glazed window to rear, double radiator.

En Suite Wet Room
PVCu double glazed window to side, twin head shower, low level WC, pedestal wash hand basin, battery powered bathroom mirror, fully tiled walls and floor, extractor fan, electric underfloor heating.

Bedroom Two
PVCu double glazed window to front, double radiator.

Bedroom Three
PVCu double glazed window to rear, double radiator.

Bathroom
PVCu double glazed window to front, panelled bath with twin head shower above, low level WC, wash hand basin with vanity unit below, tiled splashbacks, electric towel rail radiator, luxury vinyl tiles, extractor fan.

Front Garden
Enclosed by boundary walls and fencing, mainly laid to chippings, outside tap, outside power point.

Drive
Provision for off street parking for two to three cars, EV hook up point.

Garden
To side, enclosed by boundary walls and fencing, paved patio slabs, remainder to be laid to lawn, pedestrian access to side to playing field to the rear.

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

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.

For full EPC please contact the branch.



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.