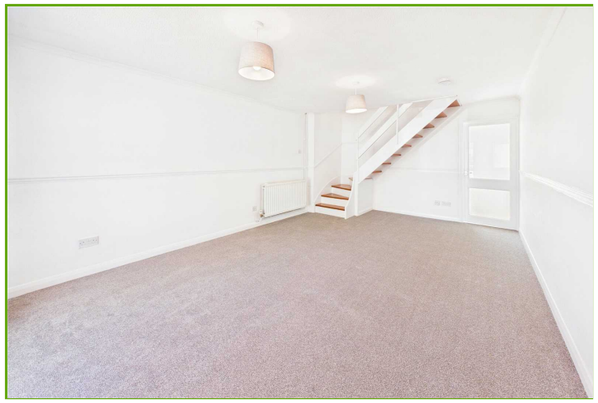




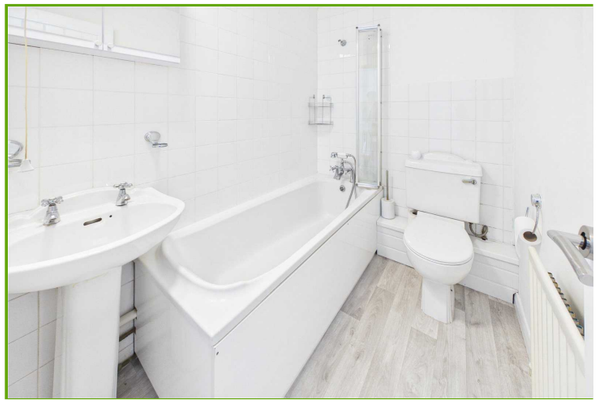












6 The Leaze, Westfield, Radstock,
Somerset, BA3 3YH

**Offers Over: £235,000**

**Tenure: Freehold**

YOUR MOVE
Bailey & Bryant

your-move.co.uk



The Property Ombudsman

# 6 The Leaze, Westfield, Radstock, Somerset, BA3 3YH

**Offers Over: £235,000 Tenure: Freehold**

Council Tax Band: B
EPC Rating: C
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

*NO ONWARD CHAIN
*SUPERB DECORATIVE ORDER THROUGHOUT
*TWO DOUBLE BEDROOMS
*FULLY ENCLOSED REAR GARDEN
*GREAT FIRST TIME BUYERS HOME
*SINGLE GARAGE
*GAS CENTRAL HEATING & DOUBLE GLAZING
*HIGHLY RECOMMENDED

**Description**
NO ONWARD CHAIN!!!
A great opportunity for a first time buyer to get on the ladder or even as an investment for a buy to let landlord. The property is located in a lovely cul de sac in the well regarded Waterford Park area and boasts well presented accommodation having been recently decorated including having new carpets and flooring throughout. On the ground floor there is a welcoming entrance porch that leads to the sitting room and a fitted kitchen at the rear whilst on the first floor there are two double bedrooms and a bathroom. Other features include a gas central heating system and PVCu double glazing. Outside there is an open plan front garden and a fully enclosed rear garden. In addition to the above the property also benefits from having a single garage in a nearby block. Internal viewing highly recommended.

**Directions**
Turn left at the end of Midsomer Norton High Street onto Silver Street and then take the third turning on the left into Charlton Road. At the T junction turn left onto Fosseway and then take the first turning on the right after the petrol station into Waterside Road. Follow the road as it bends first to the left and then right. The Leaze is the next turning on the left and the property can be found further along on the left hand side.

**Entrance Hall**
PVCu double glazed door to entrance porch with a PVCu double glazed window to side, built in cupboard and a door to the sitting room.

**Sitting/Dining Room**
PVCu double glazed window to front, double radiator, dado rail, return stairs to first floor landing.

**Kitchen**
PVCu double glazed window and door to rear, matching base and wall units, rolled edge work surfaces, stainless steel single drainer sink unit, Ideal gas combi boiler (approximately 6 years old), pantry, double radiator, tiled splashbacks, electric cooker point, plumbed for washing machine.

**Landing**
Built in cupboard, single radiator, loft access.

**Bedroom One**
PVCu double glazed window to front, single radiator.

**Bedroom Two**
PVCu double glazed window to rear, single radiator, built in cupboard.

**Bathroom**
White low level suite comprising panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, tiled splashbacks, single radiator, extractor fan.

**Front Garden**
Open plan, mainly laid to lawn.

**Rear Garden**
Enclosed by fencing, mainly laid to lawn, paved patio area, rear pedestrian access.

**Garage**
In a near by block, up and over door.

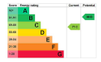
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company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

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



For full EPC please contact the branch.

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

