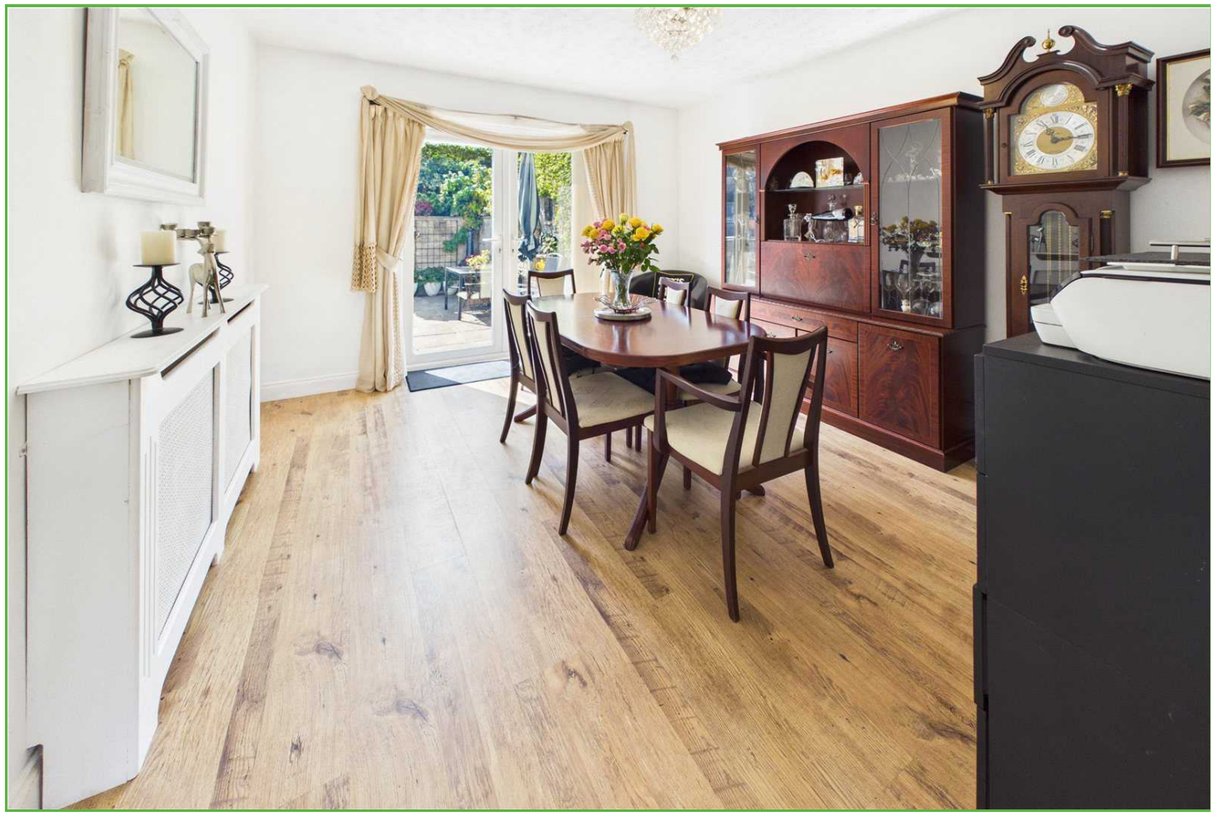
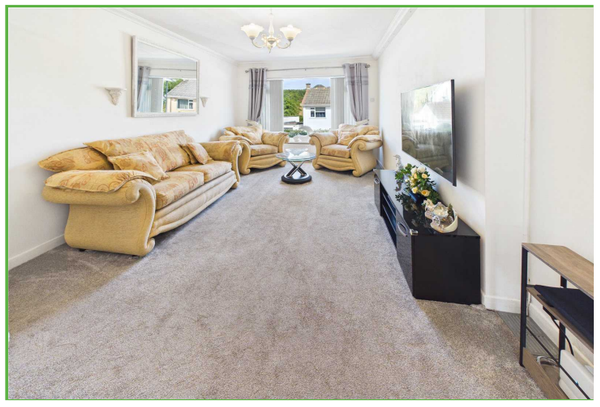


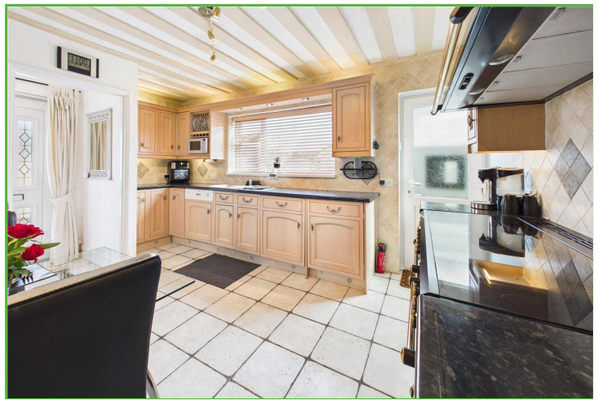


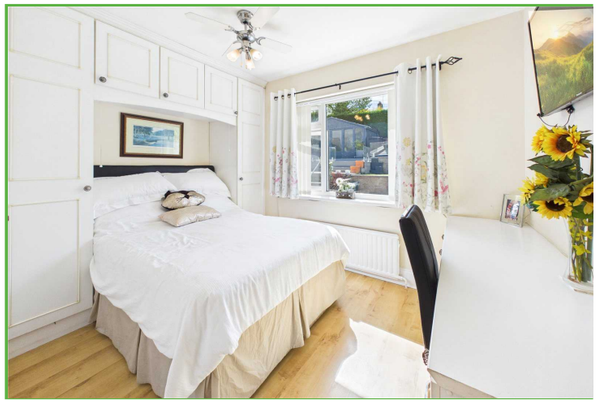












34 Somer Avenue, Midsomer Norton,
Radstock, Somerset, BA3 2SB

Asking Price: £349,950

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

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The Property Ombudsman

34 Somer Avenue, Midsomer Norton, Radstock, Somerset, BA3 2SB

Asking Price: £349,950 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

* EXTENDED SEMI DETACHED CHALET STYLE PROPERTY
* SOUGHT AFTER CUL DE SAC LOCATION
* FLEXIBLE LIVING ACCOMMODATION ARRANGED OVER TWO FLOORS
* GAS CENTRAL HEATING/UPVC DOUBLE GLAZING
* GOOD SIZE DRIVEWAY AND GARAGE
* FULLY ENCLOSED REAR GARDEN
* NO ONWARD CHAIN

Description
A spacious extended chalet style property which offers flexible living accommodation over two floors which would suit both a growing family and those looking for bungalow accommodation alike. Accommodation comprises hallway opening into a good size kitchen/breakfast room, sitting room, ground floor bedroom with built in wardrobes, dining room/bedroom two opening onto the rear garden, ground floor bathroom/shower room, utility room and cloakroom together with two further bedrooms on the first floor both with built in wardrobes. In additional there is a good size loft area accessed directly from the landing offering scope for further accommodation if required. Externally there is ample parking to the front leading to a single garage and a fully enclosed, south facing and very private rear garden.

Entrance Hall
PVCu double glazed door to entrance hall, PVCu double glazed window to front, tiled floor, built in cupboard, double radiator.

Kitchen/Breakfast Room
PVCu double glazed window to side, underfloor heating, double radiator, base and wall units, rolled edge work surfaces, stainless steel one and a half bowl sink unit, tiled splashbacks, tiled floor, under unit lighting, dual full range cooker, built in cupboard housing hot water tank and glow-worm micron boiler supplying central heating and hot water, extractor hood, PVCu double glazed door to side, integrated dishwasher and fridge.

Side Lobby
PVCu double glazed door to front and rear, glass roof, door to utility room.

Utilty Room
Base and wall units, plumbed for washing machine, space for tumble dryer and fridge freezer, stainless steel single drainer sink unit, door to WC, rolled edge work surfaces, door to garage.

WC
Low level WC, wash hand basin (cold water supply only), tiled splashbacks.

Inner Hallway
Timber laminate flooring.

Bathroom/Shower Room
PVCu double glazed window to side, panelled bath, shower cubicle with electric shower, wash hand basin with vanity unit below, light and shaver socket, low level WC, towel rail radiator, shaver socket, fully tiled walls and floor, ceiling lights with dimmer switch.

Bedroom One
PVCu double glazed window to rear, timber laminate flooring, single radiator, fitted wardrobes, over bed storage.

Dining Room/Bedroom Two
PVCu double glazed French doors to rear, timber laminate flooring, double radiator.

Sitting Room
PVCu double glazed window to front, two double radiators, coved celling housing LED lighting, return stairs to first floor landing.

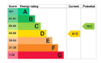
Landing
Access to boarded loft with lighting.

Bedroom Three
PVCu double glazed window to rear, timber laminate flooring, double radiator, fitted wardrobes.

Bedroom Four
PVCu double glazed window to rear, timber laminate flooring, double radiator, built in wardrobes.

Front Garden
Enclosed by low boundary walls, mainly laid to lawn.

Drive
Provision for off street parking for two cars.



For full EPC please contact the branch.

Garage
Up and over door, power and lighting, service door to utility room.

Rear Graden
South facing, enclosed by boundary wall, fencing and hedgerow, paved patio area, on three tiers, composite decked patio area, outside light, outside tap, summer house, garden shed, greenhouse.

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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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