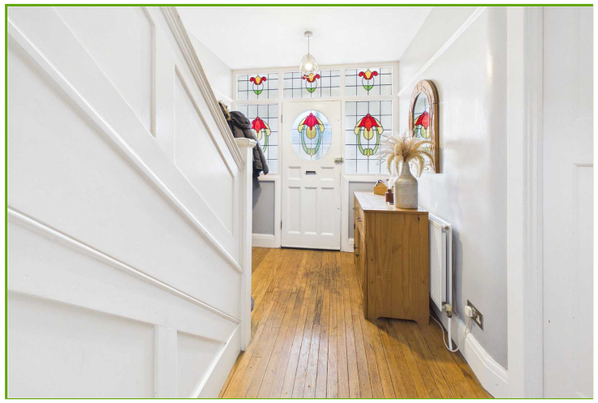
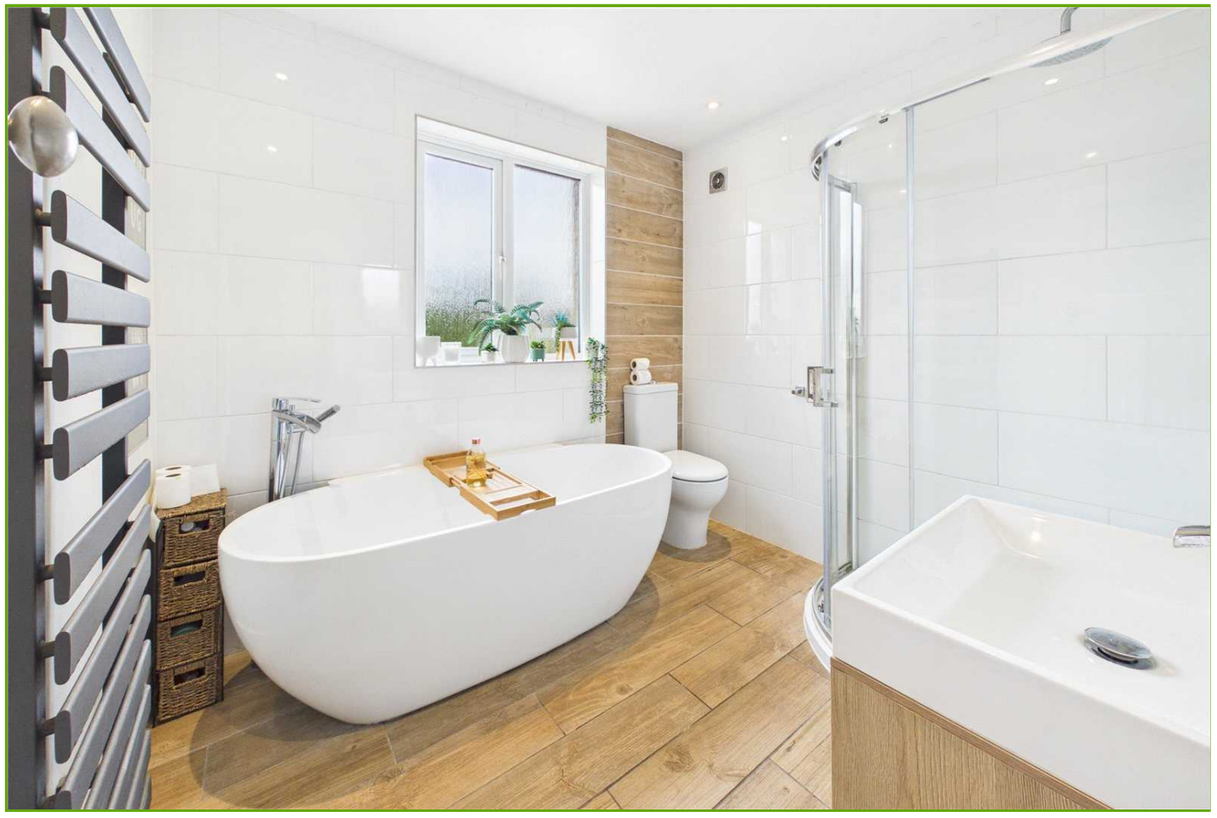
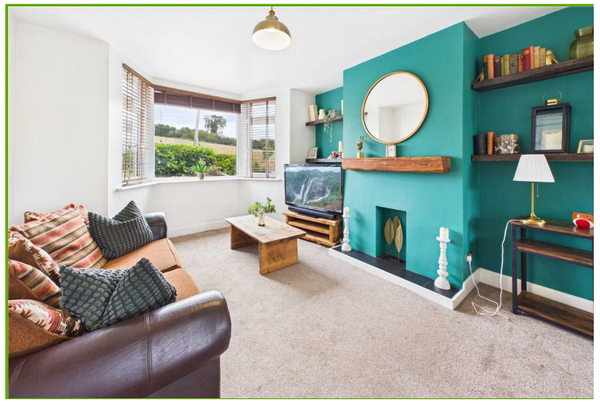
















17 Bath New Road, Radstock,
Somerset, BA3 3ED

Asking Price: £350,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

17 Bath New Road, Radstock, Somerset, BA3 3ED

Asking Price: £350,000 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

*AN ATTRACTIVE SEMI DETACHED FAMILY HOME
*THREE BEDROOMS + LOFT ROOM
*SUPERB BATH/SHOWER ROOM
*FITTED KITCHEN & UTILITY ROOM
*LARGE REAR GARDEN
*GARAGE AND DRIVE
*HIGHLY RECOMMENDED

Description
This surprisingly spacious semi detached family home is situated on the northern side of Radstock making it ideal for easy access to commuter routes to and from Bath. The living accommodation is both light and airy and comprises on the ground floor a welcoming entrance hall with a lovely original stained glass front door and windows, a sitting room that leads to the dining room, a fitted kitchen and an always useful utility room with direct access to the garage. On the first floor there are three well proportioned bedrooms, a fantastic family bath/shower room and a fixed staircase that leads up to the loft room. Other features include a gas central heating system and PVCu double glazing. Outside there is a drive at the front allowing off street parking for two cars and leading to the garage. At the rear there is a large fully enclosed garden with access to the cellar/undercroft and a garden office which could have a whole myriad of uses. Properties of this style are always popular therefore an early internal viewing is highly recommended.

Entrance Porch
Double doors to entrance porch, tiled floor, stained glass door to entrance hall.

Entrance Hall
Two stained glass windows to front, oak flooring, return stairs to first floor landing, under stairs cupboard, picture rail.

Sitting Room
PVCu double glazed bay window to front, double radiator, arch to dining room.

Dining Room
PVCu double glazed window to rear, double radiator.

Kitchen
PVCu double glazed window to rear, matching base and wall units, rolled edge work surfaces, stainless steel single drainer sink unit, electric oven and hob, extractor hood, tiled splashbacks, tiled floor, double radiator, integrated dishwasher.

Utility Room
PVCu double glazed window and door to rear, built in cupboard housing gas combi boiler, base units, rolled edge work surfaces, plumbed for washing machine, space for tumble dryer, door to garage.

Landing
Stained glass window to side, return stairs to loft, picture rail.

Bedroom One
PVCu double glazed bay window to front, double radiator, picture rail.

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

Bedroom Three
PVCu double glazed window to front, single radiator, picture rail.

Bath/Shower Room
PVCu double glazed window to rear, shower cubicle, free standing bath with mixer tap below, low level WC, tiled splashbacks, towel rail radiator, tiled floor, extractor fan.

Attic Room
Velux window to rear, built in cupboard.

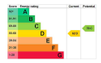
Front Garden
Enclosed by boundary walls, flower and shrubbery beds.

Rear Garden
Enclosed by boundary wall and fencing, mainly laid to lawn, paved patio area under a fixed canopy, door to cellar/undercroft.

Cellar/Undercroft
Accessed from rear garden, ideal for storage.

Garage Office
Two widows to rear, power and lighting.

Drive
Providing off street parking for two cars.


For full EPC please contact the branch.

Garage
Up and over door, power and lighting, door to storage area at rear.

AGENTS NOTE
We are advised by the seller the attic room was converted prior to them buying the property eighteen years ago and that there is planning permission or buildings regs available for the conversion.

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All Measurements
All Measurements are Approximate.



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