

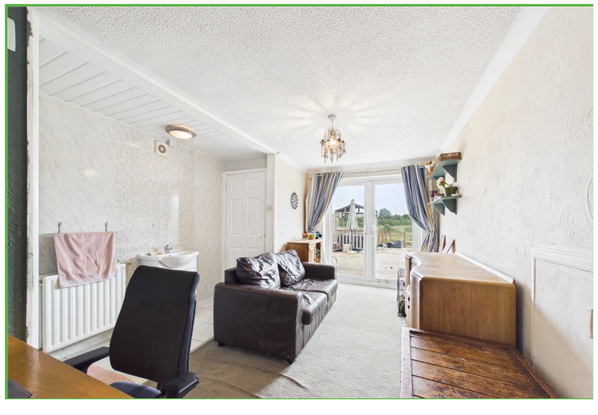


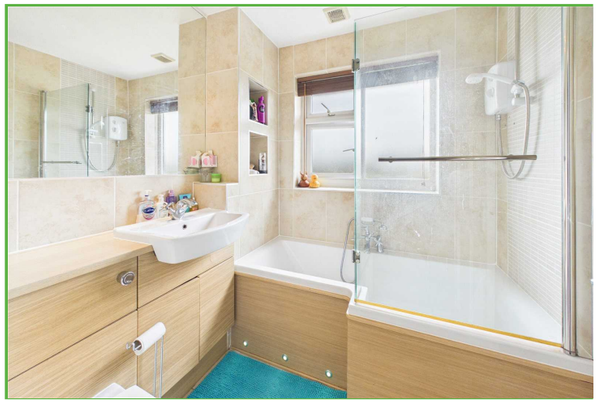












13 Waterford Park, Westfield,
Radstock, Somerset, BA3 3TS

Asking Price: £342,500

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

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The Property Ombudsman

13 Waterford Park, Westfield, Radstock, Somerset, BA3 3TS

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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 FAMILY HOME
* COUNTRYSIDE VIEWS OVER WATERSIDE VALLEY TO THE REAR
* THREE/FOUR BEDROOMS
* CLOAKROOM, UTILITY ROOM
* GAS C/HEATING, UPVC D/GLAZING
* GOOD SIZE REAR GARDEN WITH COUNTRYSIDE ACCESS

Description
An extended semi detached family home with outstanding countryside views to the rear over Waterside Valley and beyond. The property offers flexible living accommodation to suit a growing family with a generous entrance hall, sitting room, contemporary kitchen/dining room with french doors onto the rear garden, family room/bedroom four, cloakroom, uility room, three bedrooms on the first floor (two with built in wardrobes) and well appointed family bathroom. Externally the driveway to the front provides off road parking and leads to a part garage which is ideal for storage. The rear garden is of a generous size and offers direct access on to Waterside Valley.

Entrance Hall
Upvc front door with glazed side screen, timber effect flooring, radiator, stairs to first floor with cupboard under, doorways to:

Sitting Room
Upvc double glazed window to front, radiator, feature fireplace, archway to:

Kitchen/Dining Room
Upvc double glazed window and french doors to rear, radiator, timber effect flooring, kitchen area fitted with contemporary range of base and wall units with worksurfaces over, inset Belfast style sink, electric range cooker with extractor canopy over, tiled splashbacks, integrated dishwasher, provision for fridge/freezer, breakfast bar, cupboard housing gas fired central heating boiler.

Family Room/Bedroom Four
Upvc double glazed french doors to rear, radiator, shower cubicle, wall mounted wash basin, doorway to:

Cloakroom
Upvc double glazed window to rear, white low level w.c., radiator.

Utility Room
Fitted with a range of base and wall units, plumbing for washing machine, doorway to:

Garage
Up and over door, power and light.

First Floor Landing
Access to loft, airing cupboard, upvc double glazed window to side.

Bedroom One
Upvc double glazed window to front, built in wardrobes with sliding doors, radiator.

Bedroom Two
Upvc double glazed window to rear, radiator, built in wardrobes with sliding doors.

Bedroom Three
Upvc double glazed window to front, radiator, built in single bed.

Bathroom
Upvc double glazed window to rear, fitted with a contemporary white suite comprising panelled bath with electric shower over, low level w.c. with concealed cistern, hand wash basin with fitted cupboards under, fully tiled walls, tiled floor, towel rail radiator, built in tiled storage recess.

Front Garden
Primarily laid to chippings.

Driveway
Providing off street parking for one car, leading to:

Garage (Part)
Up and over door, power and lighting.

Rear Garden
Laid to patio area, lawn, decking area with pergola, steps down to Waterside Valley.

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For full EPC please contact the branch.

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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