

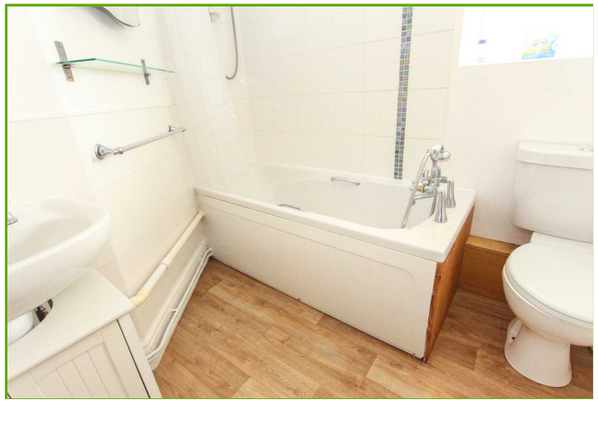


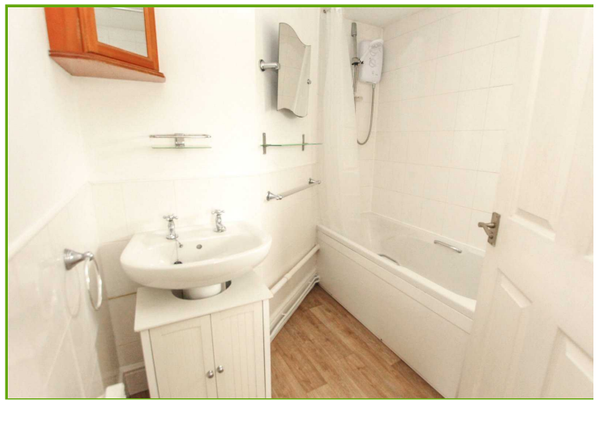












Basement Flat Grosvenor House,
Smallcombe Road, Radstock,
Somerset, BA3 3DT

£900 per month

Unfurnished

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

Basement Flat Grosvenor House, Smallcombe Road, Radstock, Somerset, BA3

Council Tax Band: A
EPC Rating: E
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

AVAILABLE JANUARY 2027
*SELF CONTAINED BASEMENT FLAT
*ONE DOUBLE BEDROOM
*MODERN FITTED KITCHEN
*DOUBLE GLAZING AND ELECTRIC HEATING
*CLOSE TO COMMUTER ROUTES
*GOOD DECORATIVE ORDER THROUGHOUT
*OFF STREET PARKING AND GARDEN
*EER = E45

Description
We are pleased to offer this fully self contained ground floor apartment. The property is ideally placed for commuter routes to Bath and boasts well presented accommodation comprising an entrance hall, sitting room with two sets of French doors, a modern fitted kitchen, double bedroom and a bathroom. Other features include PVCu double glazing and electric heating. Viewing highly recommended.

Directions
From the double mini roundabout in Radstock proceed up Bath New Road towards Peasedown. Take the first turning on the left after the car wash into Smallcombe Road and the property can be found further along on the left hand side, identified by our To Let sign.

Entrance
Pathway and steps leading around the side of the property to the double glazed door at the rear giving access to the entrance hall which houses the hot water tank.

Sitting Room
13'11" (4.23) max x 10'8" (3.25) max
Two sets of PVCu double glazed French doors to the garden, telephone point, night storage heater.

Kitchen
10'8" (3.25) max x 8'4" (2.53) max
Two PVCu double glazed windows overlooking the garden, range of matching base and wall units, rolled edge work surfaces, electric oven and hob with extractor hood above, stainless steel single drainer sink unit, tiled splash backs, plumed for a washing machine, night storage heater.

Bedroom
13'6" (4.12) max x 10'10" (3.30) max
PVCu double glazed window to the side, night storage heater.

Bathroom
7'9" (2.35) max x 6'8" (2.02) max
PVCu double glazed window to the side, white suite comprising panelled bath with a mixer tap shower and a further electric shower above, low level WC, pedestal wash hand basin, tiled splashbacks, electric panel radiator.

Garden
Timber decked garden with various flower and shrubbery beds.

Parking
There is parking available in a car park to the right of the building for one car on a first come, first served basis.

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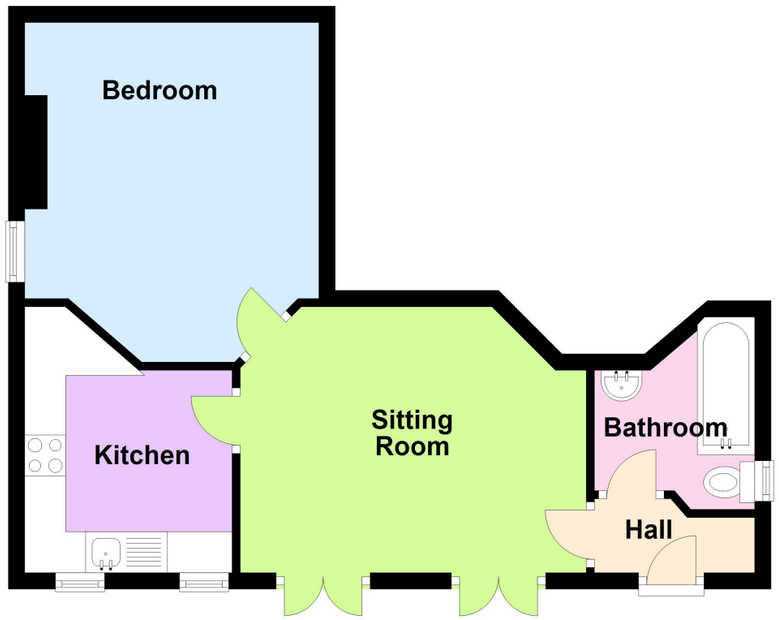
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company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

All measurements are approximate and 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.

Basement
Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 39.8 sq. metres (428.6 sq. feet)