

49 Waterloo Road

Radstock, BA3 3ER

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



Offers in excess of £280,000 Freehold

A four bedroom town house offering flexible accommodation across three floors. To the ground floor is a Bedroom converted from the garage and a further internal room and separate shower room. To the first floor are the Lounge and Kitchen/Dining room with the second floor having the three bedrooms & family bathroom. Externally to the front of the property there is off-road parking for 2 cars on the driveway. To the rear is a fully enclosed low maintenance garden laid over four tiers.

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ACCOMMODATION

This four bedroom town house offers flexible accommodation across three floors. In detail the ground floor of the property comprises of a large entrance hallway with doors off to Bedroom One, the shower room, and an internal reception/study/home office. Rising up to the first floor is a large, light sitting room with sliding patio doors to the rear garden and ample room for generous furniture. The kitchen/diner is also located on the first floor and is of a good proportion with cooking and dining areas. Rising up again to the second floor, two double bedrooms, one single bedroom and the family bathroom can be found.

OUTSIDE

Externally to the front of the property there is off-road parking for 2 cars on the driveway. To the rear is a fully enclosed garden separated into four areas with a large paved patio area abutting the rear of the property with steps up to an area of artificial lawn and further steps up to a decked seating area, and then another artificial lawn & gravelled bed beyond.

LOCATION

Radstock is a town in Somerset, situated 9 miles southwest of Bath, and is one of the best preserved former coal-mining towns in England. The town is home to Writhlington School, famous for its orchid collection, and a range of educational, religious and cultural buildings and sporting clubs. Running into the town are two routes for cyclists, the local Greenway and a section of the National Cycle Network which runs from Bath through Radstock and onto Frome and the South Coast.

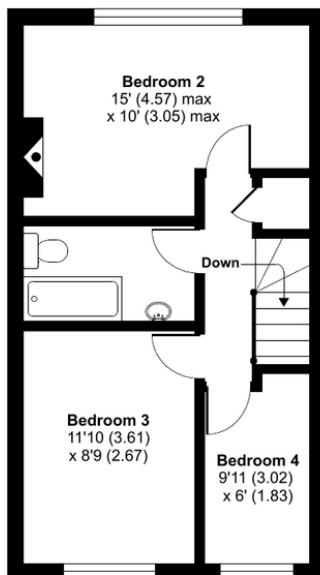




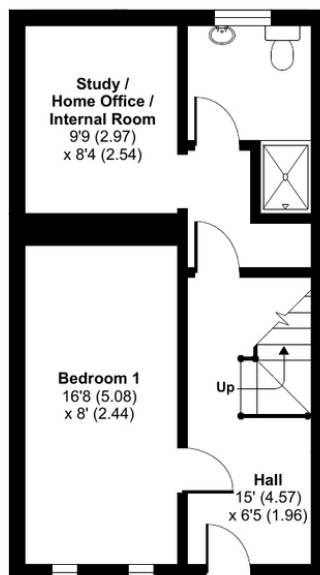
Waterloo Road, Radstock, BA3

Approximate Area = 1266 sq ft / 117.6 sq m

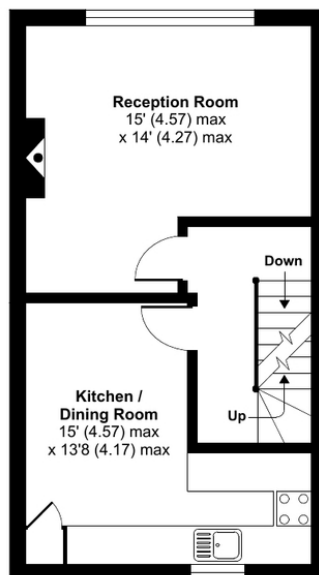
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF:

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