

Waterside Road

Radstock, BA3 3YF

COOPER
AND
TANNER



£367,000 Freehold

A well presented and extended four bedroom semi detached family home, located in a sought after residential development with driveway parking, garage/store area and enclosed south westerly facing gardens to the rear. Viewing recommended.

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DESCRIPTION

A well presented and extended four bedroom semi detached family home, located in a sought after residential development with driveway parking, garage/store area and enclosed south westerly facing gardens to the rear. The property benefits from spacious accommodation arranged over two floors with gas fired central heating and double glazing. In brief the accommodation comprises entrance porch with a door into the sitting room with staircase rising to the first floor and an opening into the kitchen/diner. The kitchen/diner has a range of high gloss fitted wall and base units with wood effect worktops over, breakfast bar and space for a range cooker along with integrated microwave and dishwasher. From here sliding doors lead into the garden room which has access onto the garden. In addition to the downstairs there is a utility room with space and plumbing for a washing machine and a door to the garden, cloakroom and a study/boot room with door into the garage/store area. To the first floor there are four bedrooms and a spacious family bathroom with walk in shower.

OUTSIDE

To the front of the property there is a block paved driveway providing parking for three cars. The enclosed south-westerly facing garden to the rear is a good size with a paved seating area, lawned gardens, mature borders, a decked pathway/seating area and an outbuilding to the rear of the garden. The gardens are encompassed by fencing and walling.

LOCATION

Radstock is a town in Somerset, situated approximately 8 miles southwest of Bath, and is one of the best-preserved former coal-mining towns in England having its very own Museum where you can view a range of exhibits. 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. Nearest train stations are Bath Spa and Frome.

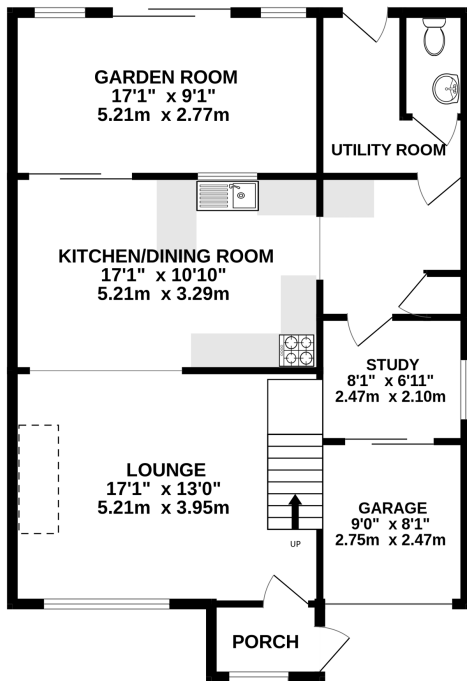
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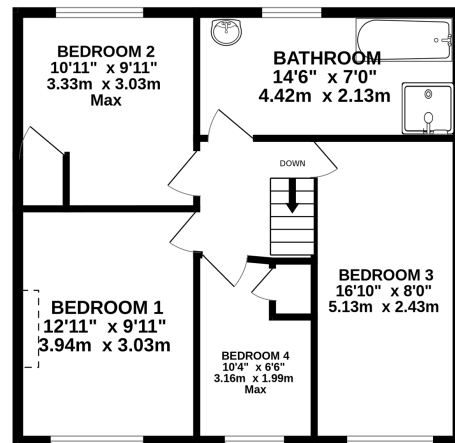




GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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