

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:



£305,000 Freehold

A well presented four bedroom semi-detached home sitting in a popular location in Radstock. The benefits of this property include good sized rooms, a large tiered rear garden, an integral garage, off street parking and a downstairs shower room and w/c. The property has been well maintained by the current owner and is neatly presented throughout.

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£305,000 Freehold

ACCOMMODATION

As you enter the ground floor of the accommodation you are welcomed into a large hallway. A door to your right takes you into the integral single garage which is suitable for a small car or ample storage. Further along the hallway on the ground floor you arrive at a double bedroom/large study room and a downstairs shower room and w/c.

Heading upstairs towards the first floor you are welcomed into a well sized sitting room and a large kitchen/family dining room. Both rooms are a generous size and make great spaces for family living.

The top floor contains three bedrooms, a family bathroom and a large landing.

OUTSIDE

The front of this home plays host to a single integral garage and a driveway parking for 2 cars in tandem. The rear of the garden hosts a patio area which is ideal for outdoor furniture and provides a good seating area for entertaining or family life. The tiered garden is currently low maintenance and appealing to the eye however there could be scope to lawn

the garden.

Council Tax - BANES - Band D

LOCATION

Located only a few minutes level walk from the centre of Radstock, and also within easy access to picturesque open countryside through nearly cycle paths and to Frome, and the City of Bath.

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.





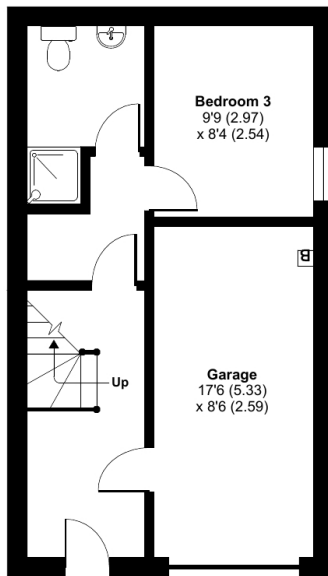
Waterloo Road, Radstock, BA3

Approximate Area = 1093 sq ft / 101.5 sq m

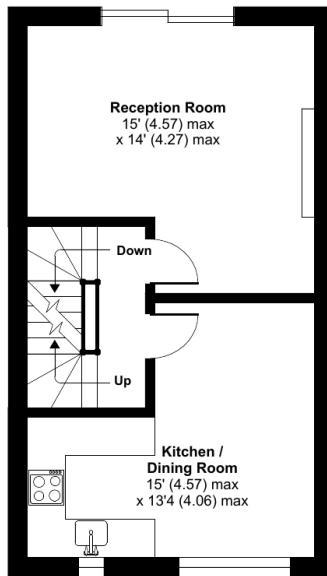
Garage = 144 sq ft / 13.4 sq m

Total = 1237 sq ft / 114.9 sq m

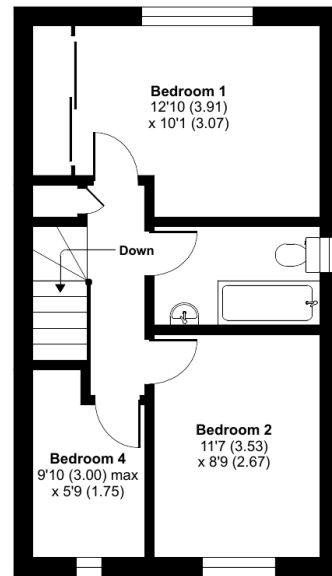
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 901618

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