

Coombe Orchard

Radstock, BA3 3AQ

COOPER
AND
TANNER



£249,950 Freehold

Located in the town of Radstock, this lovely three bedroom semi-detached house sits in a location with great access to the nearby city of Bath. Three bedrooms, a family bathroom, a sizable living room, a kitchen/dining area, driveway parking for two cars, an above-average-sized garage, and a well sized tiered garden are all included in this home.

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ACCOMMODATION

The ground floor of the home comprises of the driveway with parking for two cars and a large single garage. Stairs then lead you up to front door of the home which is elevated off the road. As you enter the accommodation there is a downstairs shower room and w/c to your left and a small hallway leading to the kitchen and dining room ahead of you. To the right is a well sized reception room. The reception room flows into the dining room which leads to the kitchen. The kitchen has the added bonus of an area perfectly suited for a utilities section. The upstairs accommodation comprises of a large landing area which branches off to two double bedrooms, a single bedroom and the family bathroom.

OUTSIDE

The outside of the home has a well sized tiered garden. The garden includes a patio area and three well sized tiers. The garden has amazing potential to be created into the perfect family garden to suit a variety of needs. The front of the home benefits from driveway parking for two cars as well as a large garage. The garage is suitable for parking one car or could be used as ample storage space.

Council Tax Band - C - Bristol and North East Somerset Council.

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.





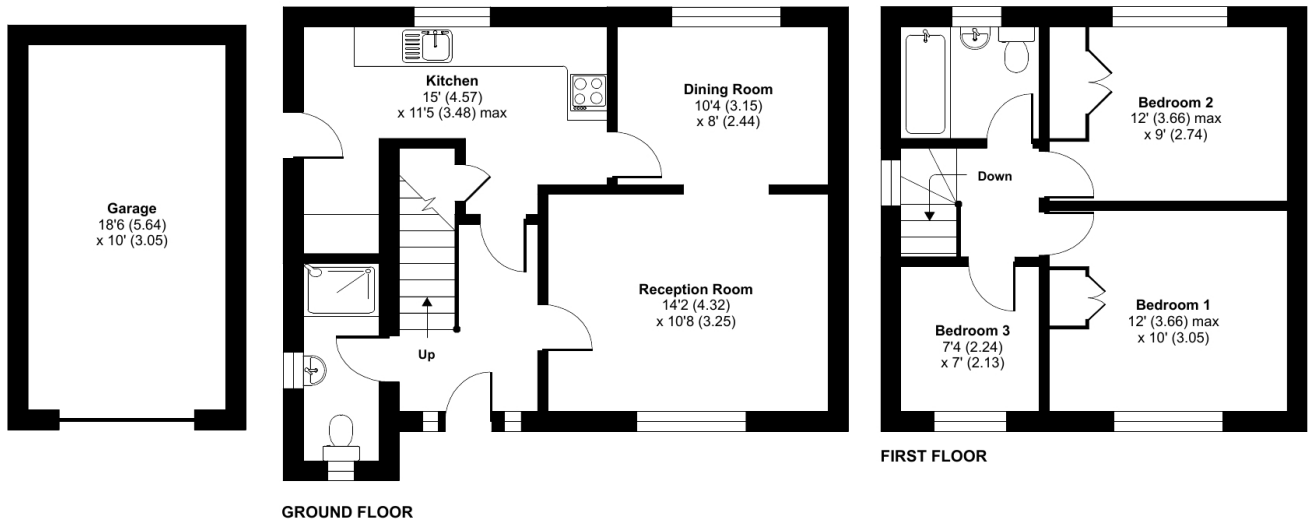
Coombe Orchard, Coombend, Radstock, BA3

Approximate Area = 906 sq ft / 84.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1091 sq ft / 101.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 935116

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