

# Upper Court

Westfield, Radstock, BA3 3BY

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TANNER



**£337,500 Freehold**

A deceptively spacious and updated four bedroom, three storey end of terrace modern home, located in a sought after residential development overlooking the green to the front. The property enjoys enclosed gardens, garage and allocated parking. Viewing recommended.

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## Westfield, Radstock

### BA3 3BY

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## £337,500 Freehold

### DESCRIPTION

A deceptively spacious and updated four bedroom, three storey end of terrace modern home, located in a sought after residential development overlooking the green to the front. The property enjoys enclosed gardens, a single garage and allocated parking. In brief the accommodation comprises an entrance hall with a cloakroom leading off and a turning staircase rising to the first floor landing, updated kitchen/dining room with a range of fitted wall and base units with integrated appliances, Belfast sink and solid oak wooden worktops over, sitting room with feature fireplace and storage to either side and French doors leading out on to the enclosed gardens. To the first floor there is a good size landing area with turning staircase rising to the second floor and an airing cupboard, main bedroom with en-suite shower room and built in wardrobes and two further bedrooms, both having built in wardrobes. To the second floor is a good size, dual aspect double bedroom enjoying views to the front. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a small, low maintenance garden with a pathway leading to the front door. There are two allocated parking spaces and a single garage. Side access via a wooden gate leads into the garden. The gardens to the rear are enclosed by panelled fencing with artificial lawn, two decked seating areas, brick shed, gravelled borders and a personal door leading into the garage.

### LOCATION

Westfield is a suburb of Radstock with a superb primary school, petrol station and selection of shops. 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.

### COUNCIL TAX BAND

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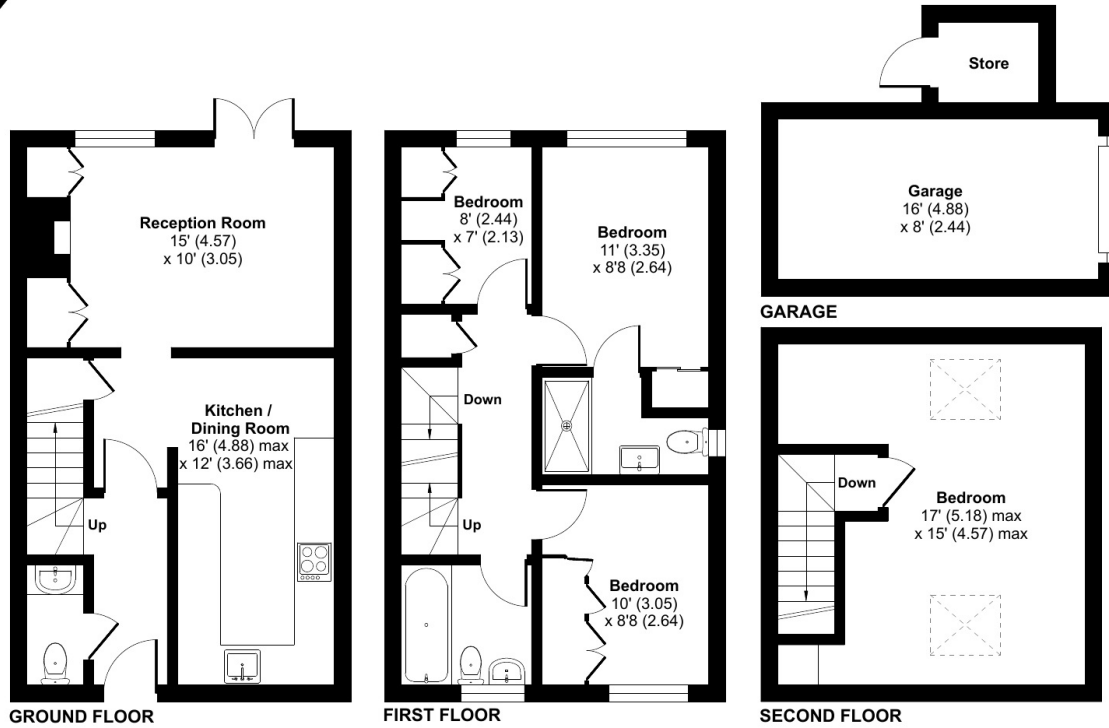
## Upper Court, Westfield, Radstock, BA3

Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1211 sq ft / 112.4 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 2024. Produced for Cooper and Tanner. REF: 1110906

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