

# Somer Avenue

Midsomer Norton, BA3 2SB

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TANNER



## £365,000 Freehold

A beautifully presented three bedroom semi-detached and newly roofed dormer bungalow offering spacious and versatile accommodation over two floors, in a sought after residential development within walking distance of the town centre and open countryside. The property offers a single garage, ample driveway parking and gardens to the front and rear.

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## Midsomer Norton

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### DESCRIPTION

A beautifully presented three bedroom semi-detached dormer bungalow offering spacious and versatile accommodation over two floors, in a sought after residential development within walking distance of the town centre and open countryside. The property offers a single garage, ample driveway parking and gardens to the front and rear. In brief the accommodation comprises entrance porch leading into the kitchen which has a range of fitted wall and base units with a door into the inner hall with bathroom leading off and a door to the side car port. The light and airy sitting room to the front has a feature fireplace with wood burning stove and stairs to the first floor. There is a dining room to the rear which leads into the conservatory overlooking the garden. In addition to the ground floor there is the main bedroom which overlooks the garden. To the first floor there are two double bedrooms and a superb attic space, which is currently being used as a sewing room. Internal viewing comes highly recommended to full appreciate what this property has to offer.

### OUTSIDE

To the front of the property is a driveway providing parking for several vehicles which in turn leads to the car port and single garage. There is a low maintenance garden to the front of the property with a path leading to the front entrance porch. The gardens to the rear have been lovingly landscaped over the years by the present owners to provide an abundance of seating areas, mature and well established flowerbeds and borders, a productive vegetable garden, large storage shed and a greenhouse. There is access to the garage from the rear garden and also a sloping pathway for easy access.

### LOCATION

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs.

### COUNCIL TAX BAND

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## Somer Avenue, Midsomer Norton, Radstock, BA3

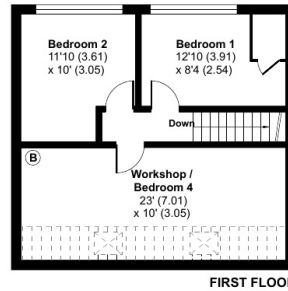
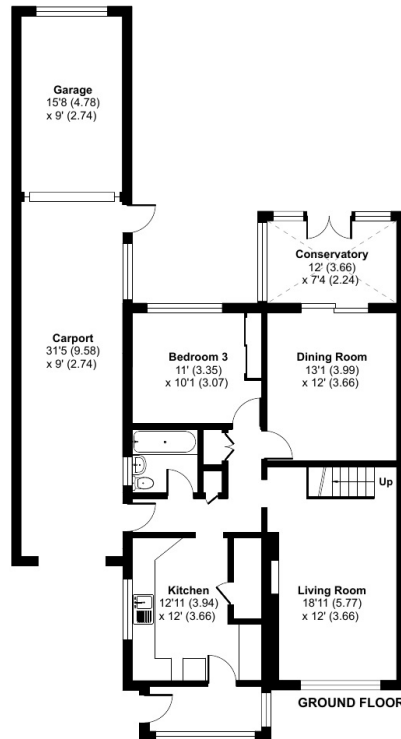
Approximate Area = 1337 sq ft / 124.2 sq m (excludes carport)

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 1560 sq ft / 144.8 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1054974

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