

Tynning Hill

Radstock, BA3 3ET

COOPER
AND
TANNER



£360,000 Freehold

This stunning semi-detached house is a perfect blend of traditional elegance and modern luxury. The property has been beautifully presented and offers ample space for relaxation and tranquility. The landscaped sloped gardens are perfect for outdoor activities. The modern kitchen/diner opens onto a garden room, creating a seamless flow between indoor and outdoor living. The first floor comprises three bedrooms and a family bathroom, with an en-suite in the master bedroom. This property is a must-see for anyone looking for a stylish family home.

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ACCOMMODATION

This stunning property boasts a warm and inviting entrance hall with a practical downstairs WC and staircase leading to the first floor accommodation. The front of the house features a cozy sitting room, complete with an under stairs recess and a central fireplace housing an inset 'living flame' gas fire, perfect for those chilly evenings. Moving through the hall, you will find a spacious open plan kitchen/dining room, boasting a range of matching floor and wall units, work surfaces, and integrated appliances. The ground floor also includes a large garden room, with a roof light and French doors opening out onto the beautifully landscaped garden. The first floor features a generous Master bedroom, complete with fitted double wardrobe and En-suite shower room. Two additional bedrooms and a family bathroom with a white suite complete this delightful property.

OUTSIDE

This stunning property boasts a charming front garden, currently laid to lawn and providing a lush green space. At the side of the property, a driveway offering off-road parking for two vehicles is conveniently located. The garage has been partly converted to a home salon, providing a perfect space for relaxing and pampering, and could equally be utilised as a home office/hobby room. The rear garden is generously sized, gradually

sloping and features a delightful patio seating area on one side. Further towards the rear of the garden, a raised decked area provides ample outdoor entertainment space for gatherings with family and friends. The garden is enclosed by fencing on all sides, offering complete privacy. Mature shrubs, plants and flower beds are dotted throughout the garden, providing vibrant pops of color. The garden also features several lawn areas, perfect for children to play on. To top it off, the garden has a backdrop of mature, established trees.

Council Tax Band 'C' - BANES

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.





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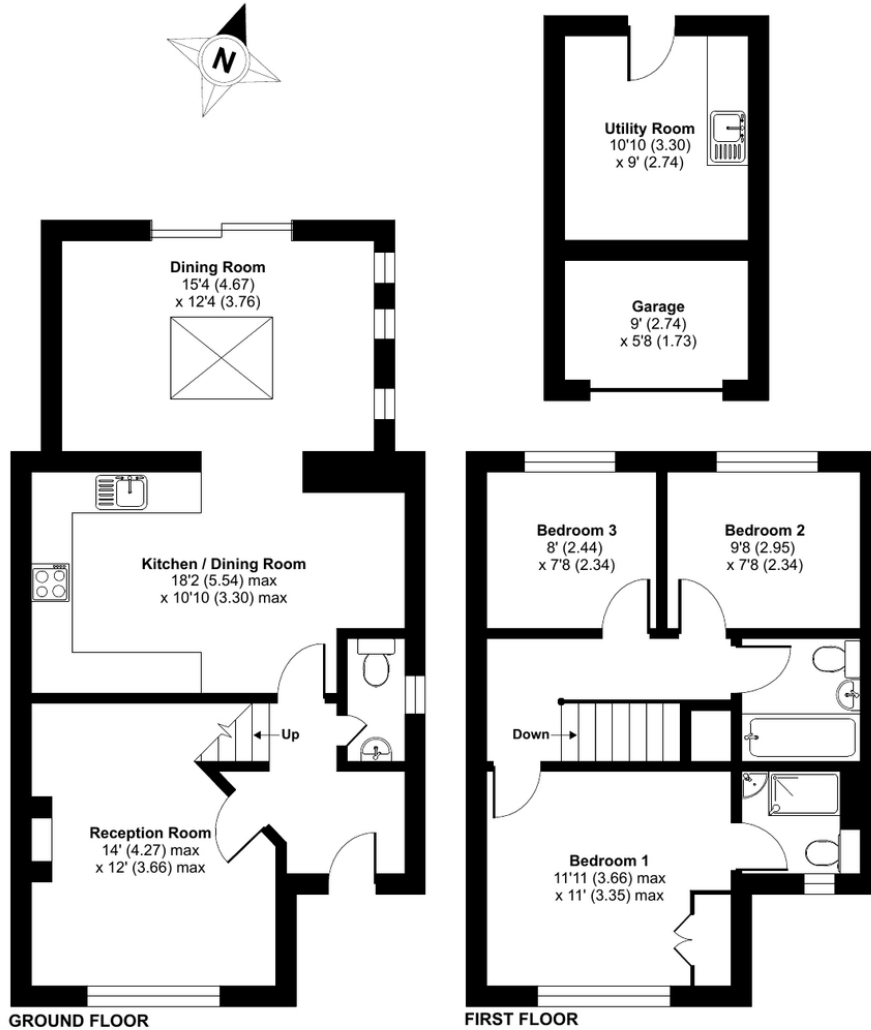
Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 52 sq ft / 4.8 sq m

Outbuilding = 90 sq ft / 8.4 sq m

Total = 1166 sq ft / 108.3 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). © nchecon 2023. Produced for Cooper and Tanner. REF: 993780

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