

# 11 Fosseway

Radstock, BA3 4AU

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:



## £299,950 Freehold

This spacious mid-terrace cottage offers well maintained living accommodation comprising on the ground floor a cosy lounge complete with an open fire, kitchen/dining room at the rear with feature fireplace, and leading to a rear lobby with a separate utility room and large Family bathroom. On the first floor there are three good sized bedrooms and access to a part-boarded loft. Other features include a gas central heating system and PVCu double glazing. An internal viewing of this fine home is highly recommended.



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### ACCOMMODATION

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Outside there is a low maintenance front garden, enclosed courtyard garden immediately to the rear of the property, which then leads to the shared vehicular access with parking for three cars and a large, detached garden. Beyond this is a lengthy rear garden mainly laid to lawn and backing onto a field with the added bonus of a wood built outside seating/bar area with wood-burning stove - a great entertaining space. Decked patio area. An internal viewing of this fine home is highly recommended.

Council Tax Band 'B' - 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.





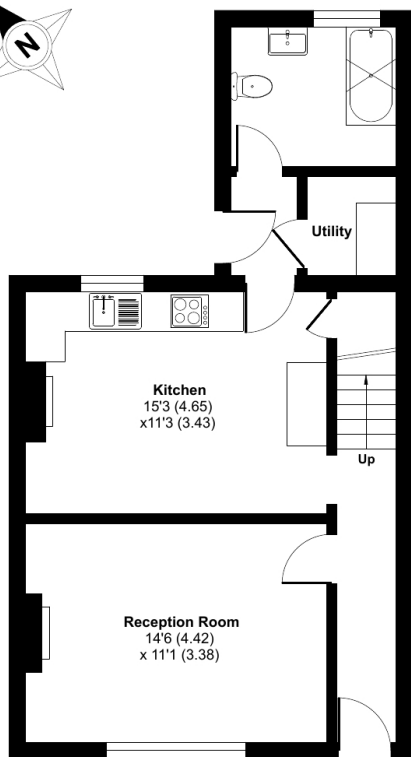




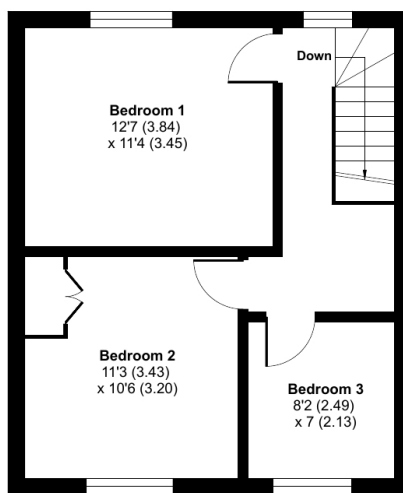
## Fosseway, Westfield, Radstock, BA3

Approximate Area = 1168 sq ft / 108 sq m (includes garage)

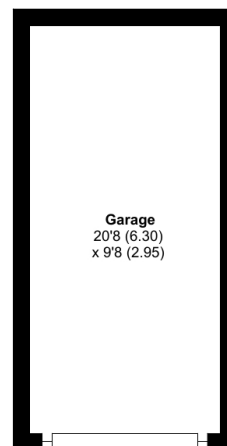
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage  
20'8 (6.30)  
x 9'8 (2.95)



Certified  
Property  
Measurer

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: 940836

### MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

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