

Maple Rise

Writhlington, Radstock, BA3 3LH

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:



£325,000 Freehold

An extended three bedroom semi detached family home, located in a quiet residential development with enclosed gardens to the front and rear, a single garage and driveway parking for 2 cars.

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 3  2  2 EPC TBC

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DESCRIPTION

An extended three bedroom semi detached family home, located in a quiet residential development with enclosed gardens to the front and rear, a single garage and driveway parking for 2 cars. The property is ideal for a growing family and benefits from double glazing and gas fired central heating. In brief the accommodation comprises an entrance hall with cloakroom leading off, a sitting room and a door into the wonderful kitchen/diner. This superb area has been updated and extended by the present owners having a range of fitted wall and base units with centre island and integrated appliances. There are French doors from this area which lead out on to the enclosed rear garden. To the first floor there are three bedrooms and a family bathroom. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property there is a single garage and driveway parking for cars. There is a gate with steps down leading to the front door with a small garden area which is laid to lawn. To the rear of the property there is a paved seating area with outside lighting and steps down onto a level lawn with flowerbeds and borders surrounding the garden. There is also side access via a personal gate leading to the front.

LOCATION

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

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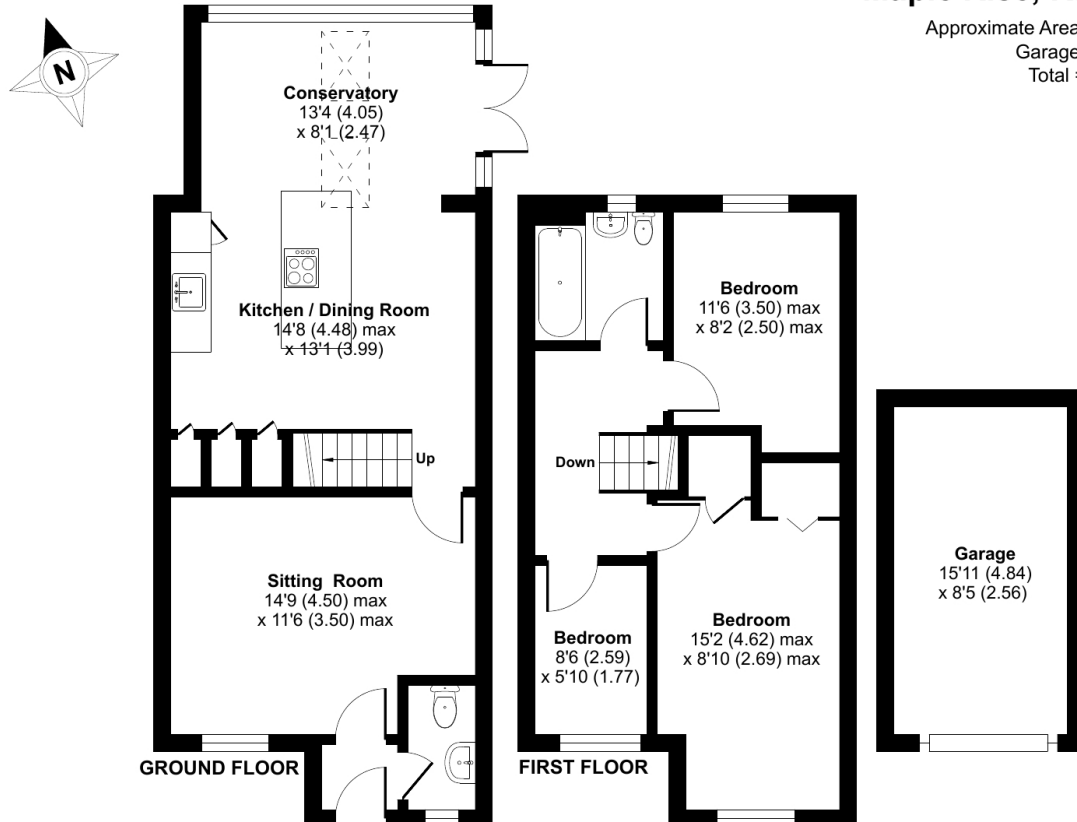
Maple Rise, Radstock, BA3

Approximate Area = 924 sq ft / 85.8 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1299460

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