

# 24 Mendip Vale

Coleford, BA3 5PP

COOPER  
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TANNER



**£325,000 Freehold**

This well presented three bedroom semi-detached bungalow sits in desirable location in Coleford. Sitting on a large plot this property boasts walking trails just two minutes away, countryside views and a well presented, recently updated three bedroom home which contains a well sized garden.



# 24 Mendip Vale

## Coleford

### BA3 5PP

 3  1  2 EPC D

## £325,000 Freehold

### ACCOMMODATION

The accommodation in this bungalow comprises of a large open plan kitchen as you walk in through the front door. The kitchen is well presented and contains a central island, excellent for entertaining or family life, the kitchen also comprises of integrated appliances. The kitchen/diner then leads you to two good sized bedrooms, both beaming with natural light. The home then flows to the lounge area which is currently being used as a lounge/dining area. The master bedroom flows just off the lounge area and is impressively sized and has an en-suite shower room.

### OUTSIDE

Glass doors from the living room take you out onto a beautifully presented garden which boasts amazing countryside views, large amounts of space for pets and children and a patio area suitable for a table and chairs. The outside space of this property also boasts a single garage and workshop space. One would only need to walk two minutes to find countryside walking trails that lead onto vast open fields or into nearby towns.

Council Tax - Mendip District Council - Band B

### LOCATION

Coleford is a large village situated on the Mells River in the Mendip Hills, five miles west of Frome. The village itself benefits from a Co-Op convenience store, doctors surgery, primary school, pharmacy, a village pub, and a British Legion Social Club.









## Mendip Vale, Coleford, Radstock, BA3

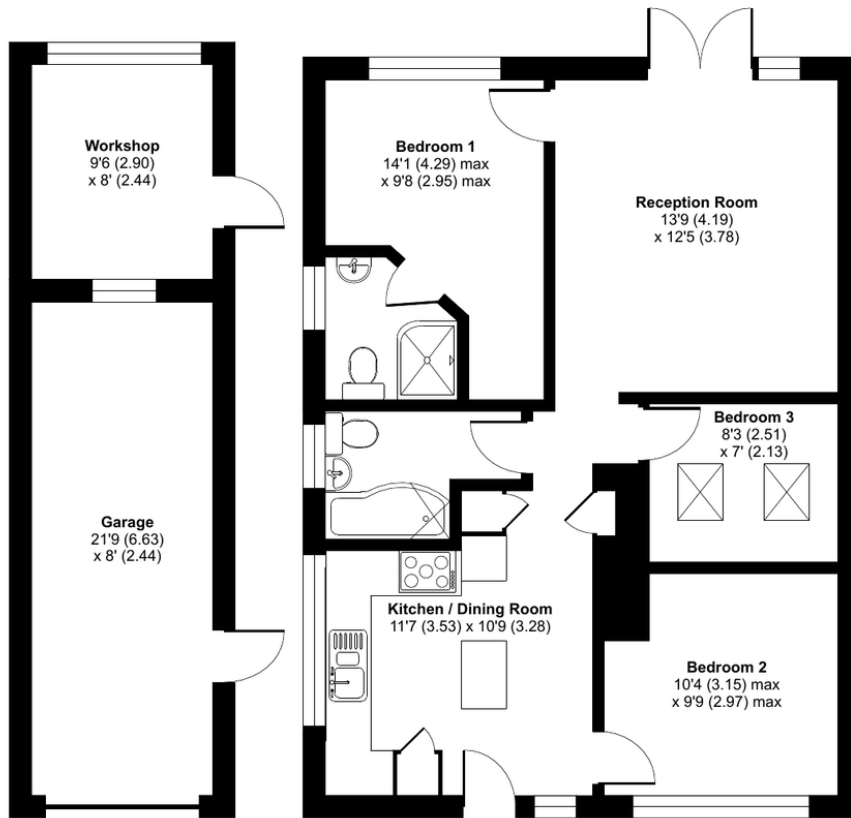
Approximate Area = 717 sq ft / 66.6 sq m

Garage = 174 sq ft / 16.2 sq m

Workshop = 76 sq ft / 7 sq m

Total = 967 sq ft / 89.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 881086

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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