

71 Fortescue Street, Norton St Philip, BA2 7PE

COOPER
AND
TANNER



Guide Price £500,000 - £550,000 Freehold

An attractive, double fronted, village centre home with well-proportioned accommodation and well stocked landscaped gardens.

71 Fortescue Street, Norton St Philip, BA2 7PE

 2/3  2/3  2 EPC B

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DESCRIPTION

71 Fortescue Street is a deceptively large, double fronted, modern house within this exclusive and extremely popular development in the centre of Norton St Philip, between Frome and Bath. Offered for sale with no onward chain.

Internally, the well-proportioned and immaculately presented accommodation measures approximately 1348 square feet. The front door opens into a spacious entrance hall which has some very handy storage, access to the downstairs w.c, doors into the living room and the kitchen/dining room, whilst stairs rise to the first floor.

The kitchen/dining room is an impressive, dual aspect, open planned area with a high-quality range of wall and base units that are topped with granite work surfaces and include a range of integrated appliances. A breakfast bar area offers the perfect space to socialise whilst cooking, a wonderful entertaining arrangement. Double doors lead out to the landscaped garden. The living room is a great size and includes three windows looking over the gardens to the rear. A set of double doors open through to a large study. A set of double doors open through to a large study which could be utilised as an additional bedroom if required.

On the first floor a spacious landing gives access to the two large double bedrooms, both of which enjoy en-suite facilities and plenty of room for furniture. There is also a large linen cupboard on the landing.

OUTSIDE

There is allocated parking and a charming, landscaped, enclosed rear garden. This is a truly magnificent space that enjoys an Indian sandstone patio seating area, a lawn and a number of beds filled with plants and shrubs. A rear gate leads from the garden out to the parking.

LOCATION

The ever popular and sought-after village of Norton St Philip is located approximately six miles from Bath and offers easy commuting distance to Bristol also. There are two public houses one of which, The George is currently the oldest continually licensed pub in the country and has a great reputation for both its food and its accommodation, there is also a Co-op shop. The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There is a farm shop located on the outskirts of the village.





Fortescue Street, Norton St. Philip, Bath, BA2

Approximate Area = 1218 sq ft / 113.1 sq m

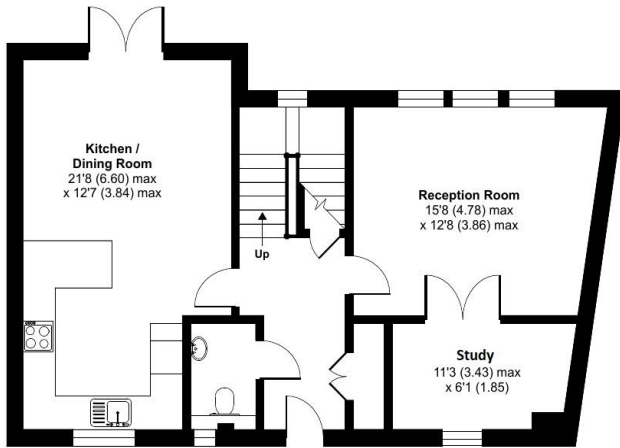
Limited Use Area(s) = 130 sq ft / 12.1 sq m

Total = 1348 sq ft / 125.2 sq m

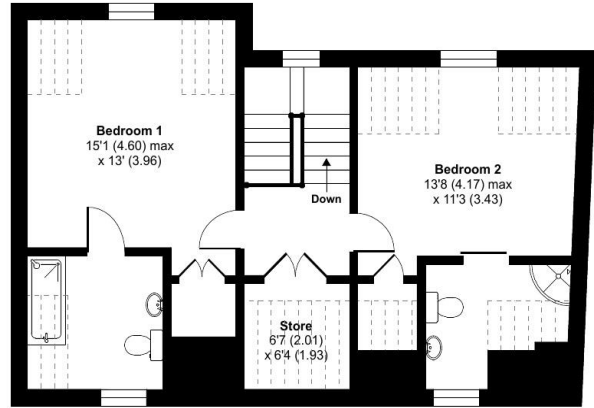
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



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: 1019623



FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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