

# Polden Walk

Midsomer Norton, Radstock, BA3 4GB

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TANNER



## £475,000 Freehold

A modern, well presented, four bedroom detached family home located in a quiet position on a residential development towards the outskirts of Midsomer Norton. The property offers light and airy accommodation arranged over two floors with a single garage, driveway parking and gardens to the front and rear.

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### OUTSIDE

To the front of the property there is a small garden area which is laid to lawn with a selection of mature bushes and a central paved pathway leading to the front door. There is driveway parking to the right hand side of the property for three cars and in turn leads to the single garage with electric up and over door. A side gate leads into the enclosed garden to the rear which is encompassed by fencing and mainly laid to lawn with a paved seating area.

### LOCATION

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools,

and is also home to a leisure centre, and several sports clubs. The historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There are many very good state and private schools in Bath and the area, with excellent private schools also in Wells and at Downside. The Bath schools include King Edwards, The Royal High School, Monkton Combe and Prior Park. The state schools in Bath and nearby Writhlington and Midsomer Norton have excellent reputations. The Mendip Hills provide a variety of leisure pursuits with horse riding, hunting, walking, cycling, diving and dry ski slopes all in the vicinity. Bath and Bristol are within easy commuting distance. Bristol Airport the M4 and M5 are all within easy reach.

### COUNCIL TAX BAND

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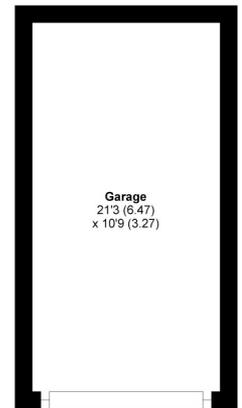
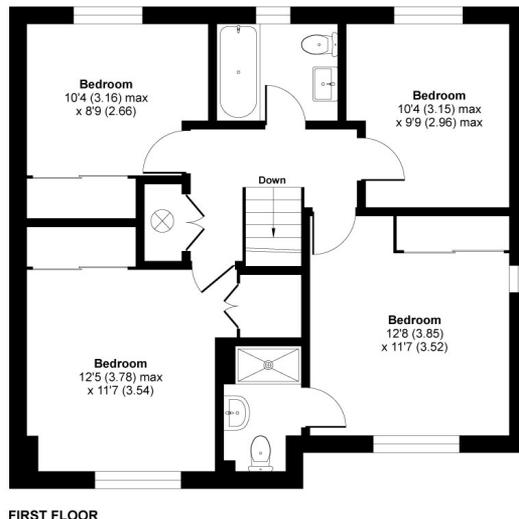
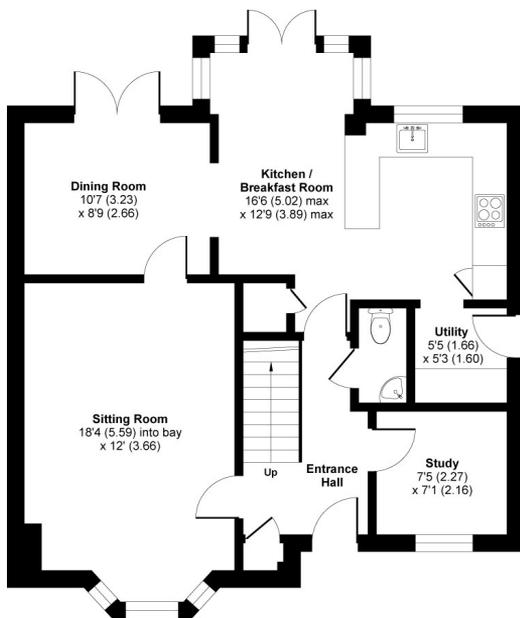
## Polden Walk, Midsomer Norton, Radstock, BA3

Approximate Area = 1409 sq ft / 130.9 sq m

Garage = 228 sq ft / 21.1 sq m

Total = 1637 sq ft / 152 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1415432

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