

# Charlton Park

Midsomer Norton, Radstock, BA3 4BN

COOPER  
AND  
TANNER



## £299,950 Freehold

Situated on one of Midsomer Norton's most sought after residential developments, this semi detached bungalow has been well maintained over the years and benefits from a large conservatory to rear. Low maintenance gardens to front and rear. Ample driveway parking and detached garage. \*OFFERED FOR SALE WITH NO ONWARD CHAIN\*

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### ACCOMMODATION

Spacious Entrance hallway with radiator, door to built-in airing cupboard with shelving, doors off to:

#### Sitting Room

Feature electric coal-effect fire with surround & mantle, large picture window to front, radiator.

#### Kitchen

Fitted kitchen with a range of wall & base cupboards with built-in appliances to include fridge & freezer, and dishwasher, and a freestanding Newhome 7 ring gas range cooker with two ovens and grill and cooker hood over, one and a half sink unit with mixer tap over, window to rear overlooking the garden, obscure glazed door to side to outside.

#### Bedroom One

Built-in wardrobes with shelving & hanging space, built-in chest of drawers, window to front, radiator.

#### Bedroom Two

Currently used as a dining room, radiator, door to:

#### Conservatory

A large PVCu double glazed construction with two doors to the rear garden, tiled flooring, power points.

#### Shower/Wet Room

Folding doors to shower area with shower unit, low level WC, pedestal wash hand basin, chrome towel radiator, tiled flooring, obscure glazed window to side.

Gas central heating and double glazing throughout.

### OUTSIDE

There is a private driveway leading to a single garage with remote controlled door, power & light, pedestrian door to rear garden. To the front is a low level maintenance garden with walled frontage. The rear garden is enclosed by fencing and very private and again is laid to low maintenance with gravelled areas, large paved patio area, and side pedestrian gate to driveway.

Council Tax Band 'C' - BANES

### LOCATION

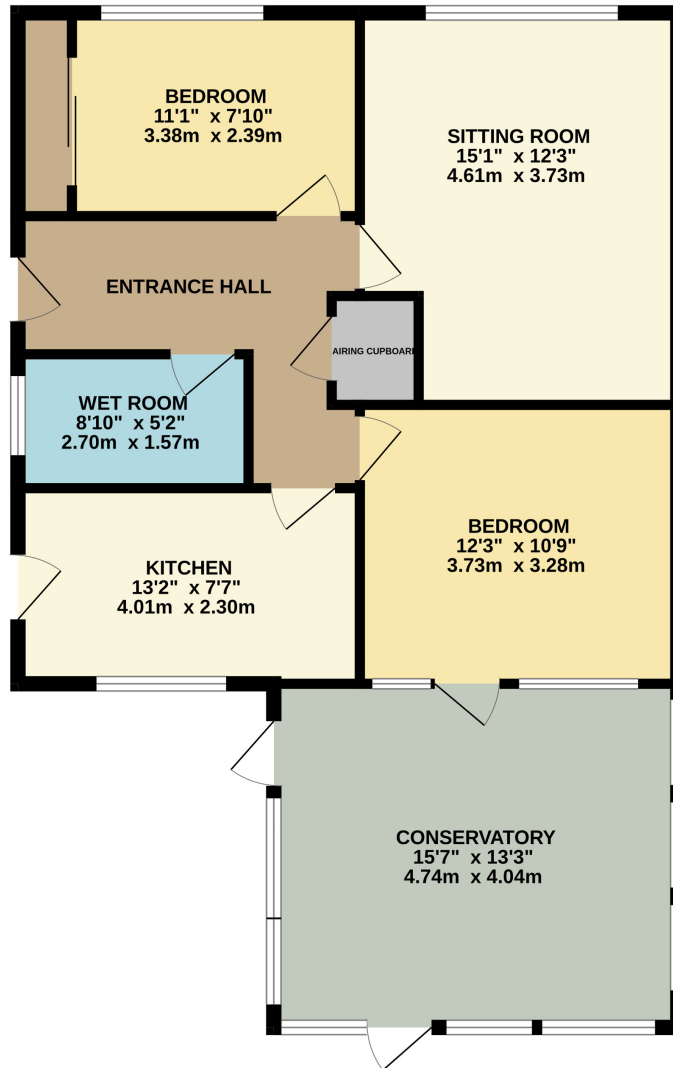
Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills, and has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries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







GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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