

# 13 Wesley Avenue

Radstock, BA3 3XA

COOPER  
AND  
TANNER



## £309,950 Freehold

A three bedroom semi-detached home set in the Westfield area of Radstock which is very well presented by the current owners. The home offers spacious living with a modern and contemporary feel throughout. Benefits to the home include a large open plan kitchen diner, good sized garden, downstairs shower room, single garage and parking to the front of the home for multiple cars.

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#### ACCOMMODATION

You enter the accommodation through an entrance porch into the well sized hallway. The first door on your right hand side takes you to a comfortable and very homely sitting room. The sitting room then flows through to the large, open plan kitchen/diner. This is a feature room of the home and boasts a large amount of space for family living. A central island makes the kitchen/diner an excellent space for family life and entertaining. The kitchen/diner then flows into a well sized garden with a patio space for some seating. The rest of the downstairs accommodation comprises of a small, integral garage, a downstairs w/c and shower room and a utility room just off the kitchen.

The upstairs accommodation comprises of two double bedrooms and one single bedroom. The family bathroom upstairs is modern and well presented.

#### OUTSIDE

The front of the property boasts off street parking for 2/3 cars and the single integral garage. The rear of the home boasts a well sized garden with a small patio area which is ideal for seating space just outside the kitchen. The lawn is laid to the patio and continues all the way to the back of the property. Towards the back of the property is a stone-built shed which is beneficial for additional storage space.

Council Tax Band 'C' - BANES

#### LOCATION

Radstock is a town in Somerset, situated 9 miles southwest of Bath, and is one of the best preserved former coal-mining towns in England. 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.

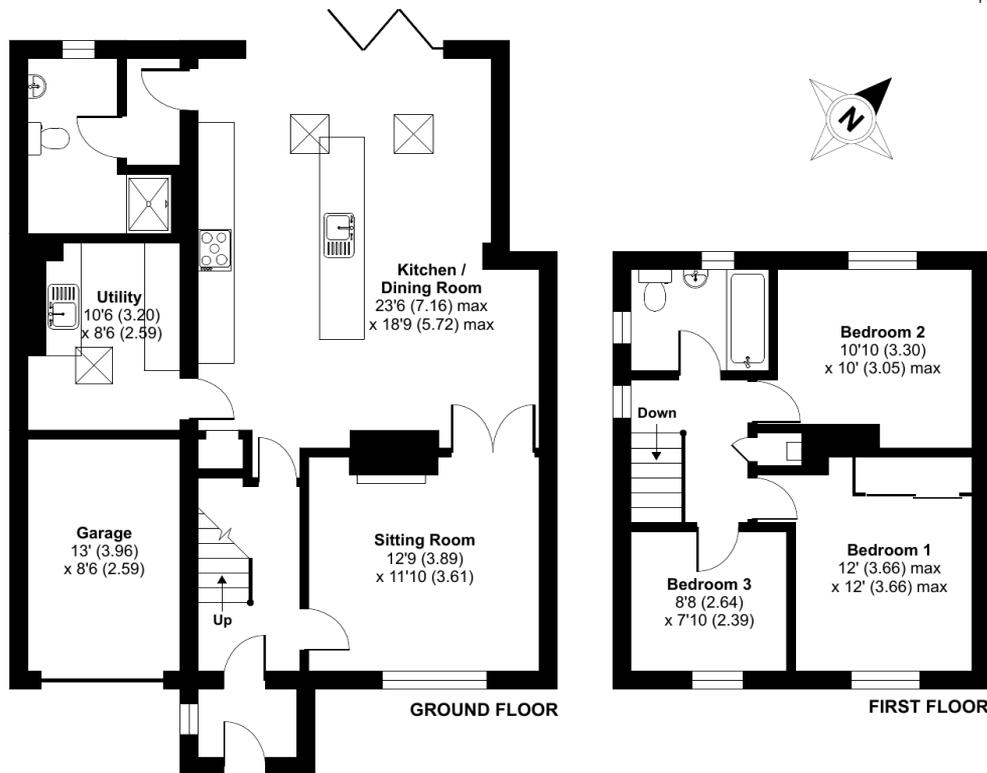




## Wesley Avenue, Westfield, Radstock, BA3

Approximate Area = 1401 sq ft / 130.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 899484

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