

# 12 Beauchamp Avenue

Midsomer Norton, BA3 4FX

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



## £550,000 Freehold

A well presented executive-style SPACIOUS five bedroom detached home situated on a good size plot and benefitting from a double garage and driveway parking. Built by Barratts Home in 2019, the accommodation is arranged over three floors. VIEWING HIGHLY RECOMMENDED! VENDORS SUITED.

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 5  2  3 EPC B

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### ACCOMMODATION

'The Warwick' was built in 2019 by Barratt Homes and is being sold with the remainder of its NHBC warranty. The property is arranged over three floors offering impressive spacious accommodation throughout comprising an entrance hall with ample storage, and a useful Cloakroom/WC and Utility Room. The large Lounge runs from front to back of the property and offers French doors opening onto the rear garden with a bay window to front, and a separate Dining Room also with feature bay window to front. The fitted Kitchen/breakfast room offers modern floor and base units with a useful breakfast bar as well as further French doors opening to the rear garden.

On the first floor you will find the Master Bedroom with built-in wardrobe and a full En-suite bathroom comprising panelled bath, separate shower cubicle, WC and wash hand basin. There is the Family Bathroom and also two further Bedrooms on this floor (one being a double with En-suite shower room).

On the second floor are a further two Bedrooms and a separate Shower room. One of the bedrooms offers good built-in storage space.

### OUTSIDE

To the rear the garden is fully enclosed and offers a sunny aspect. Mainly laid to lawn with a patio area and further seating area under a pergola. Pedestrian side access to the front of the property, and pedestrian door into the garage.

### DOUBLE GARAGE

Electric doors, electric car charging point. Double width

driveway parking.

The front garden is fronted by fenced railing with a lawn area and established flower & shrub bed.

### AGENTS NOTE

All properties on this residential estate are subject to a management fee which covers the park areas, footpaths and drains. This is approximately £200 per annum.

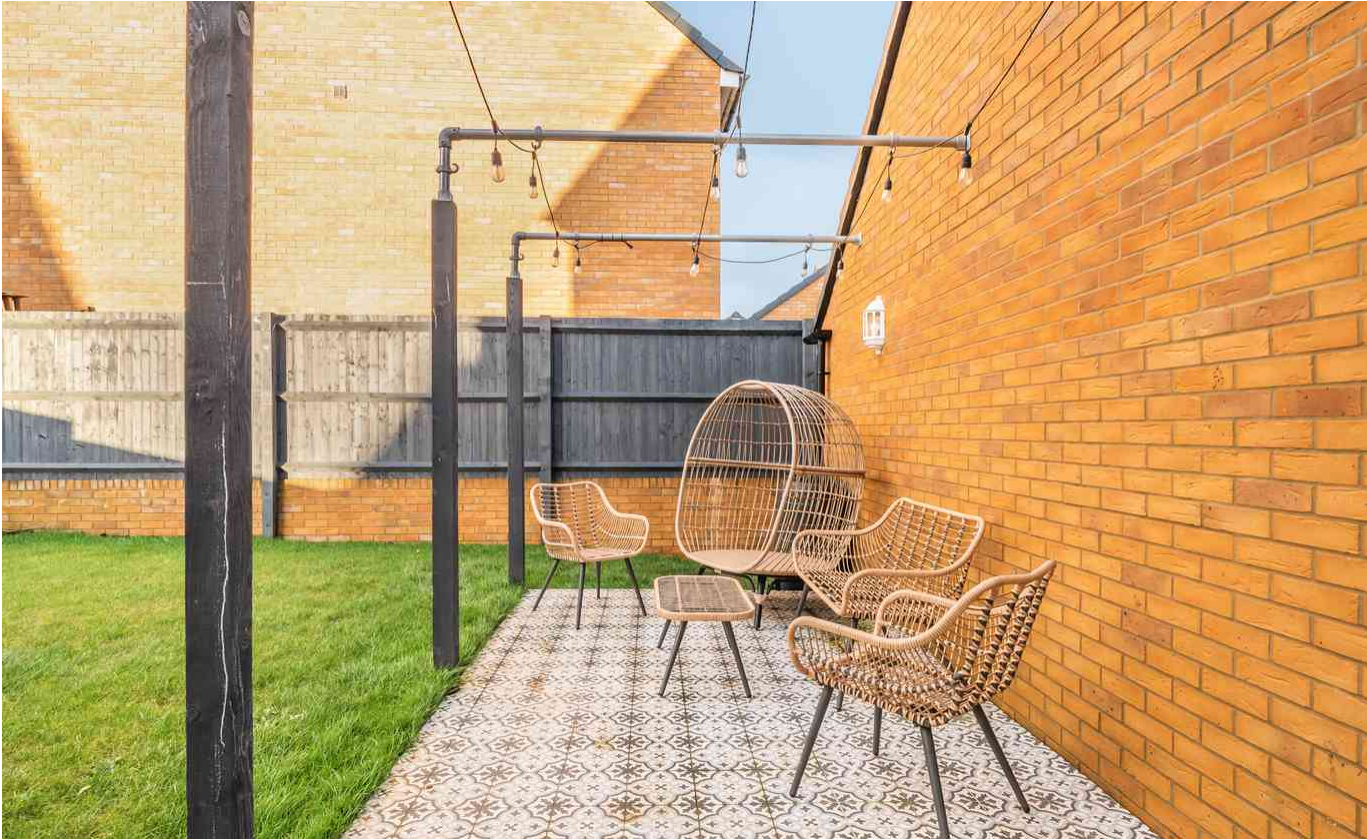
Council Tax Band 'F' - BANES

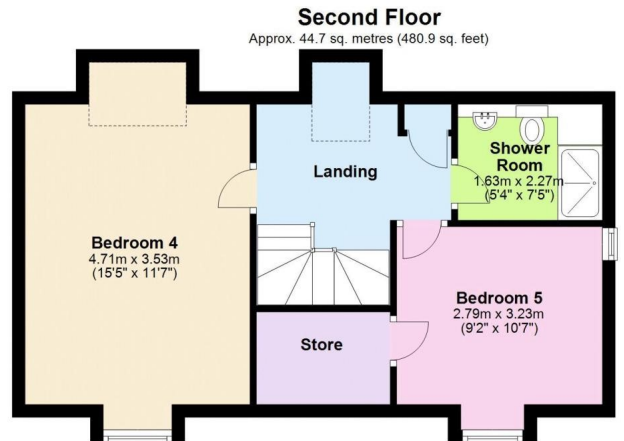
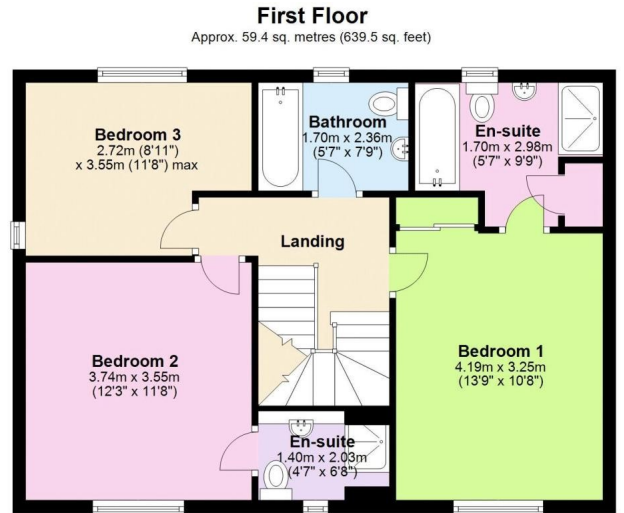
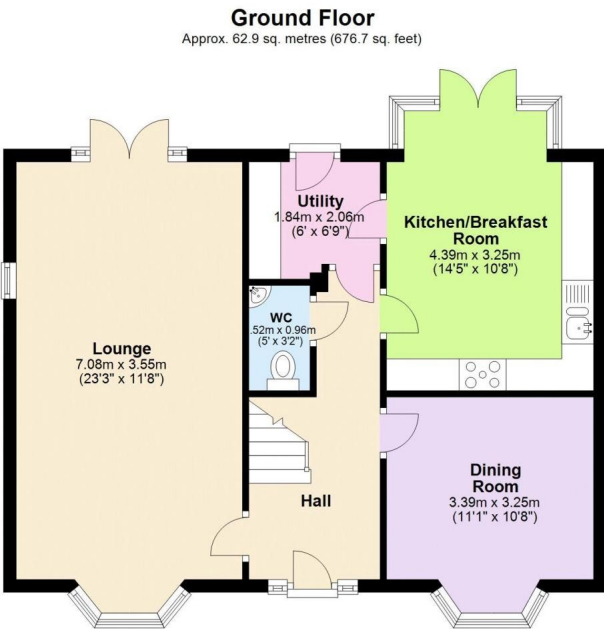
### LOCATION

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.









Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

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