

# Orchid Way

Radstock, BA3 3FR

COOPER  
AND  
TANNER



**£335,000 Freehold**

A beautifully presented semi detached family home situated on a modern development within the village of Writhlington, a short distance from the town of Radstock. There is a single garage, driveway parking and enclosed gardens. Viewing recommended.

# Orchid Way

## Radstock

### BA3 3FR

 3  1  2 EPC B

## £335,000 Freehold

### DESCRIPTION

Located on a modern development on the outskirts of town, this beautifully presented three bedroom semi detached family home offers light and airy accommodation with a single garage, allocated parking and low maintenance gardens to the front and rear. In brief the accommodation comprises an entrance hall with a staircase rising to the first floor, downstairs WC, sitting room, kitchen/dining room with a range of fitted wall and base units with worktops over, integrated appliances and French doors out on to the garden. There is a useful utility room leading from the kitchen with a door to the outside. To the first floor there is a landing with access to the attic room, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Internal viewing comes highly recommended.

### OUTSIDE

To the front of the property there is a small area of garden housing a number of shrubs and bashes. There is a path leading to the front door and a wooden gate to the side leads to the rear garden. The gardens to the rear are encompassed and there is a good sized paved seating area, ideal for al-fresco dining and enjoying the afternoon and evening sun, artificial lawn and access to the garage and allocated parking.

### LOCATION

Radstock is a town in Somerset, situated approximately 8 miles southwest of Bath, and is one of the best-preserved former coal-mining towns in England having its very own Museum where you can view a range of exhibits. 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. Nearest train stations are Bath Spa and Frome.

### COUNCIL TAX BAND

C







## Orchid Way, Writhlington, Radstock, BA3

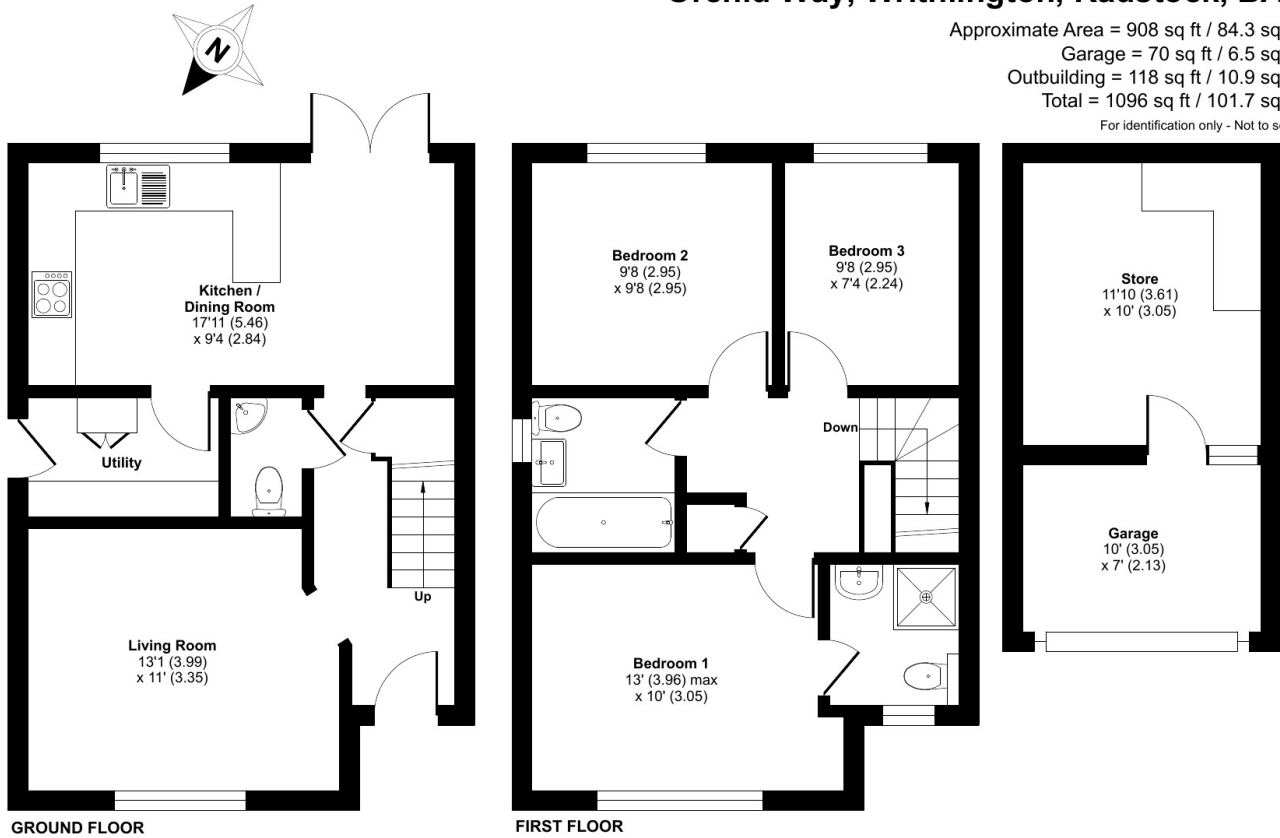
Approximate Area = 908 sq ft / 84.3 sq m

Garage = 70 sq ft / 6.5 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1096 sq ft / 101.7 sq m

For identification only - Not to scale



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: 1042605

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

