

Beauchamp Avenue

Midsomer Norton, Radstock, BA3 4FW

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:



£475,000 Freehold

A beautifully presented four bedroom detached family home located on the outskirts of town yet within walking distance of schools and amenities. The property benefits from an enclosed garden to the rear, a single garage and driveway parking. Viewing comes highly recommended.

Beauchamp Avenue Midsomer Norton, Radstock

BA3 4FW
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£475,000 Freehold

DESCRIPTION

A beautifully presented, modern, detached family home offering spacious, light and airy accommodation arranged over two floors. The property is located on popular residential development situated towards the outskirts of town, yet within easy access of local amenities and schooling. There is a single garage, driveway parking, enclosed gardens and the property also benefits from the remainder of the current NHBC guarantee, double glazing and gas fired central heating. In brief the accommodation comprises entrance hall with staircase rising to the first floor and a cloakroom leading off, sitting room with bay window to the front and a door leading into the dining room which has French doors out on to the garden. There is a good size kitchen/breakfast room which has a range of fitted wall and base units with granite worktops over, integrated appliances and French doors out on to the garden. From the kitchen/breakfast room there is access to a useful utility room with personal door to outside. In addition to the downstairs there is a study. To the first floor there is a landing with good size airing cupboard, main bedroom with en-suite shower room, three 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 which is low maintenance and houses a selection of plants and shrubs. There is a pathway leading to the front entrance. To the side of the property there is driveway parking for 2 cars which in turn leads to the single garage which has power and light. A side gate from the driveway leads to the enclosed garden to the rear. The gardens to the rear are predominantly laid to lawn with established flowerbeds and borders, paved seating areas and a summerhouse to one corner, all encompassed by fencing.

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.

COUNCIL TAX BAND

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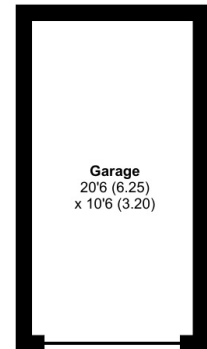
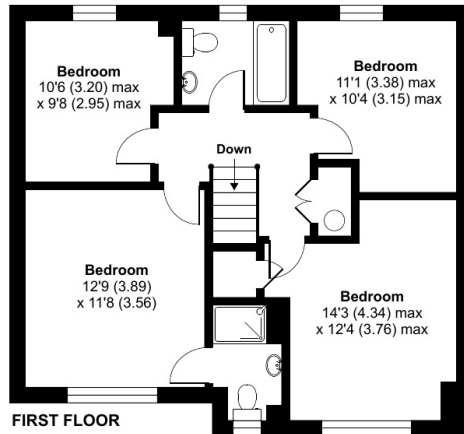
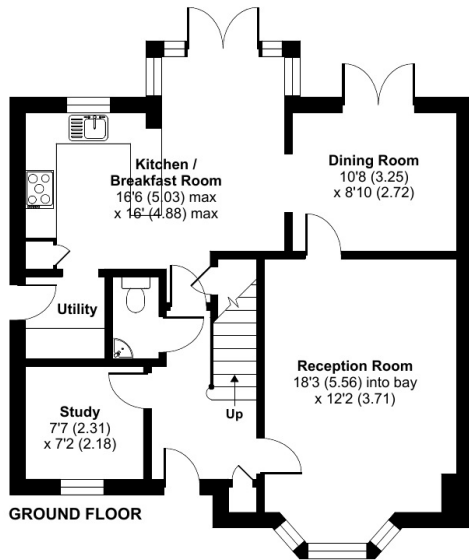
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Approximate Area = 1439 sq ft / 133.7 sq m

Garage = 215 sq ft / 20 sq m

Total = 1654 sq ft / 153.7 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1166503

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