

# Nightingale Way

Westfield, Radstock, BA3 4GD

COOPER  
AND  
TANNER



£295,000 Freehold

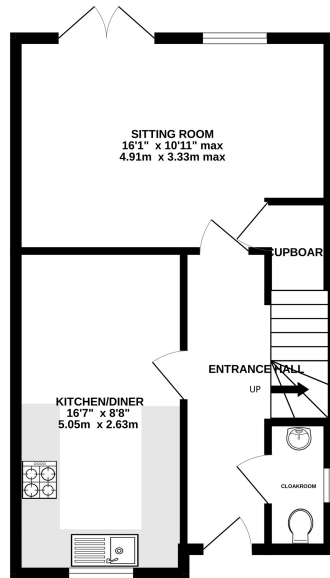
3 1 1 EPC B

## Description

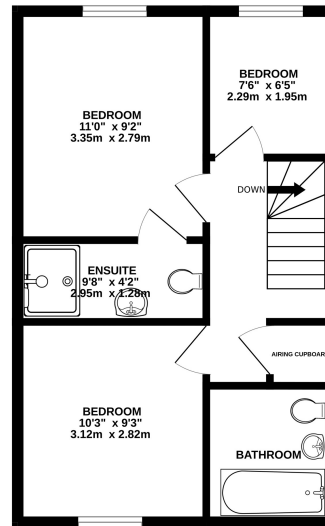
A well presented semi detached family home located in a sought after residential development, close to Norton Hill School and being offered for sale with no onward chain. The property benefits from a single garage, driveway parking and a south facing garden to the rear. In brief the accommodation comprises an entrance hall with staircase rising to the first floor and an cloakroom leading off, kitchen/diner with a range of fitted wall and base units with integrated oven and hob, sitting room with french doors to the rear garden, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. There is a management company in place for the development and the annual cost is approximately £260 per annum.



GROUND FLOOR  
433 sq. ft. (40.3 sq.m.) approx.



1ST FLOOR  
423 sq. ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq. ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Features

- Semi detached family home
- Popular residential development
- Garage and driveway parking
- South facing rear garden
- Main bedroom with en-suite shower
- Two further bedrooms
- Close to Norton Hill School
- Family bathroom
- Cloakroom

## Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating B

### MIDSOMER NORTON OFFICE

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