

# Stoke Crescent

Stoke St Michael, BA3 5HE

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:



## £380,000 Freehold

Internal viewing is highly recommended to appreciate this deceptively spacious semi detached 4 bedroom house with accommodation arranged over three floors. Set in a cul de sac position in the sought after Mendip village with drive to integral garage, and enclosed rear garden.

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BA3 5HE

 4  1  2 EPC TBC

## £380,000 Freehold

### DESCRIPTION

This well-proportioned property is presented in good order throughout and comprises entrance hall with doors to principal rooms, integral garage and staircase to the first floor with understairs cupboard. The spacious sitting room is located at the front. Across the entrance hall is a downstairs cloakroom with a modern suite and the family sized kitchen / dining room. Fitted with an extensive range of matching units, incorporating single drainer sink unit, gas hob, single oven, cooker hood, integrated dishwasher, fridge freezer and plumbing for washing machine. The dining area affords ample space for table and chairs with French doors to the garden. On the first floor the master bedroom has an ensuite shower room fitted with modern units, two further double bedrooms and the family bathroom also fitted with a modern suite. A staircase leads to the second floor where the fourth double bedroom is located with roof light and eaves storage.

The integral garage could be incorporated into the main accommodation (STPP), if desired as there is a personal door into the entrance hall. There is power and light connected and the floor has been painted for ease of cleanliness.

The property also benefits from a gas radiator heating system and double glazing.

### OUTSIDE

There is a surfaced driveway which provides parking and gives access to the integral garage. The front garden is laid to lawn with a path leading to the side entrance door, which continues to the rear garden. The rear garden has a large paved terrace ideal for entertaining and lawn.

### LOCATION

Stoke St. Michael lies within commuting distance of Bristol, Bath, Wells and Shepton Mallet. With nearby rail links at Castle Cary, Bath and Bristol. The village enjoys a pub (the Knatchbull Arms), memorial hall, a well-stocked village shop with off licence and Post Office, pre-school & primary school, historic church and recreation field.

### DIRECTIONS

From the A376 once entering the village of Oakhill, turn right signposted Stoke St Michael. Continue for approximately 2 miles into the village of Stoke St Michael. Stoke Crescent is the 2nd turning on the left just before the top of Stoke Hill. The property will be seen on the left hand side.

### COUNCIL TAX BAND D





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