

North Road

Midsomer Norton, Radstock, BA3 2QW

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:



£425,000 Freehold

Located within a prime position and close to the town centre, this detached two bedroom bungalow has planning permission in place to extend to make a three bedroom property and is in need of modernisation. There is a self contained annexe within the good size gardens and ample driveway parking to the front.

North Road
Midsomer Norton,
Radstock

BA3 2QW
2 1 1 EPC E

£425,000 Freehold

DESCRIPTION

Located within a prime position and close to the town centre, this detached two bedroom bungalow has planning permission in place to extend to make a three bedroom property and is in need of modernisation. There is a self contained annexe within the good size gardens and ample driveway parking to the front. The vendor has already started the process of the extension with the footings already being in situ and has the new roof trusses ready to go. In brief the accommodation comprises entrance porch leading into the hallway, sitting room with feature fireplace, good size kitchen/diner with door to the outside, two bedrooms and a bathroom. The self contained annexe offers the potential to run as an Airbnb or income potential with an open plan kitchen/living/bedroom and a separate bathroom. A wonderful opportunity to create a superb property close to the town centre. Planning reference number 13/02940/FUL.

OUTSIDE

To the front of the property there is spacious driveway providing ample parking for several vehicles with walling, mature flowerbeds and borders and access to the rear via a side access leads to the self contained annex. The gardens to the rear are encompassed by walling, fencing and hedging and are generous in size. There is a wide variety of mature trees, shrubs and bushes with lawned areas, vegetable gardens and a greenhouse.

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

D





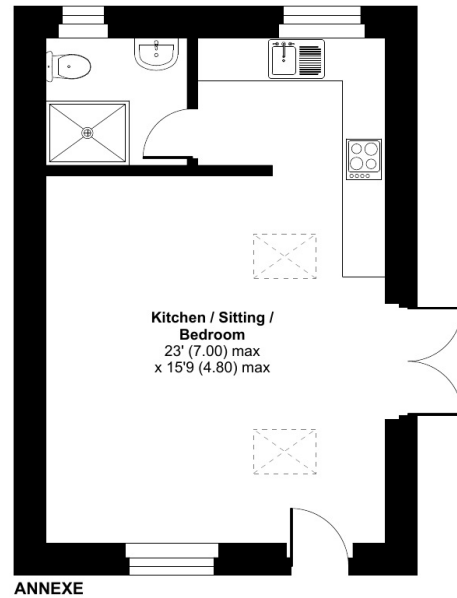
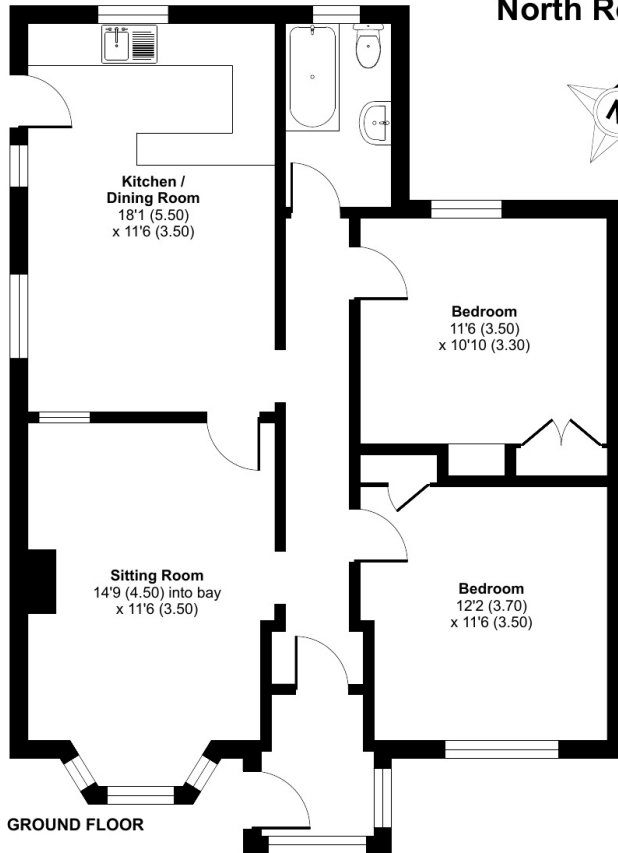
North Road, Midsomer Norton, Radstock, BA3

Approximate Area = 840 sq ft / 78 sq m

Annexe = 369 sq ft / 34.2 sq m

Total = 1209 sq ft / 112.2 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 2024. Produced for Cooper and Tanner. REF: 1167588

MIDSOMER NORTON OFFICE

Telephone 01761 411010

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

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.

