



**16 Westmead Rock Road, Radstock ,**

**£1,300 PCM**

- Three Bedrooms
- Down stairs cloakroom
- Driveway Parking
- Mendip Band D
- Quite Cul-de-Sac
- Village Location
- Enclosed Garden

Barons are delighted to bring to the market this well presented period cottage, circa 1890, originally part of the Downside Abbey estate.

The property has been freshly decorated. The property benefits from gas central heating and UPVC double glazing.

The accommodation comprises of entrance hall. Sitting room, dining room, kitchen to the ground floor with the addition of a cloak room

Three bedrooms and the family bathroom to the first floor. Outside there is ample driveway parking and gardens to the front & rear.

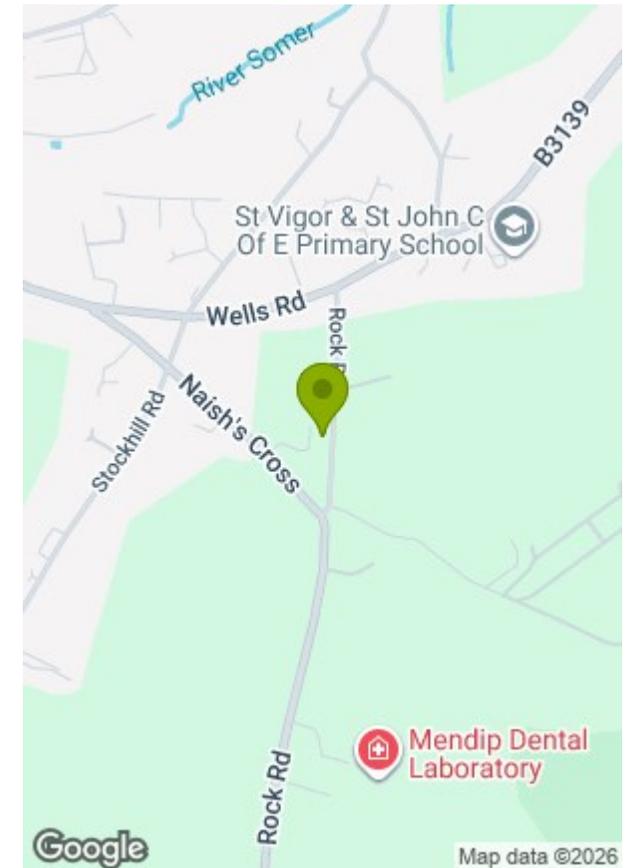
Outside there is ample driveway parking with gardens to the front & rear.

The property benefits from gas central heating and UPVC double glazing.

Chilcompton Village offers an excellent range of amenities. The village has a post office, doctors' surgery, local shop and is renowned for its beautiful countryside and is within easy commuting distance of Wells, Bath and Bristol.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	48
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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