



Fosseway, Westfield, Radstock , BA3 4AU

£290,000

- Beautifully Presented Throughout
- Three Bedrooms
- Close To Local Amenities
- Energy Rating - D
- NO ONWARDS CHAIN
- Garage and Parking
- Utility Room and Cloak Room
- Tenure - Freehold
- Council Tax Band - B
- Extended Family Home

Charming Three-Bedroom Character Terrace with Parking For Two Vehicles & Larger Than Average Garage.

This well-presented terraced character cottage is ideally located on the edge of Midsomer Norton, offering generous accommodation and a lovely blend of period features and modern comfort.

The ground floor comprises a spacious lounge/dining room complete with a feature open fireplace, creating a warm and inviting living space. The kitchen provides a range of fitted walls and base units, coordinated worktops, and space for essential appliances. A useful utility room with skylight offers additional storage, plumbing for a washing machine, and access to the the cloak room.

To the first floor, there are three well-proportioned bedrooms, including a master with built-in wardrobes and a well-appointed family bathroom complete with a separate bath and a shower cubicle.

Outside, the property boasts off-street parking, a garage with power and lighting, and a level rear garden laid to lawn with a decked area, perfect for relaxing or entertaining.

If you are seeking a spacious, beautifully presented home with character and excellent amenities, this property is a must-see. Viewings highly recommended. Contact BARONS today on 01761 411411.

Kitchen 11'11" x 8'9" (3.65 x 2.68)

Dining Room 14'5" x 11'3" (4.40 x 3.44)

Lounge 14'7" x 11'3" (4.45 x 3.43)

Utility 12'5" x 8'3" (3.80 x 2.53)

WC

Bedroom One 10'11" x 8'10" (3.34 x 2.7)

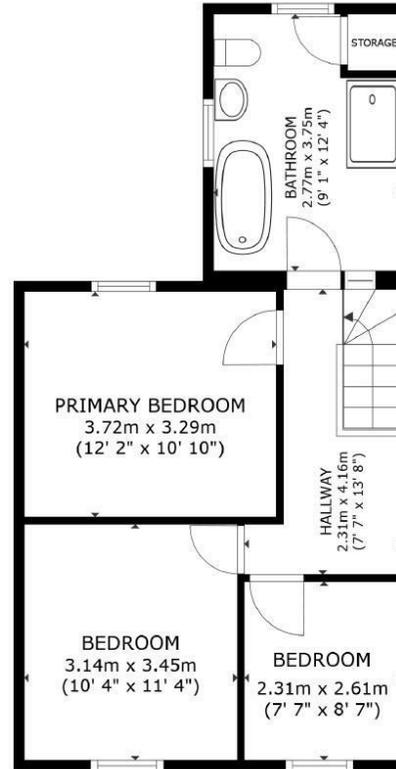
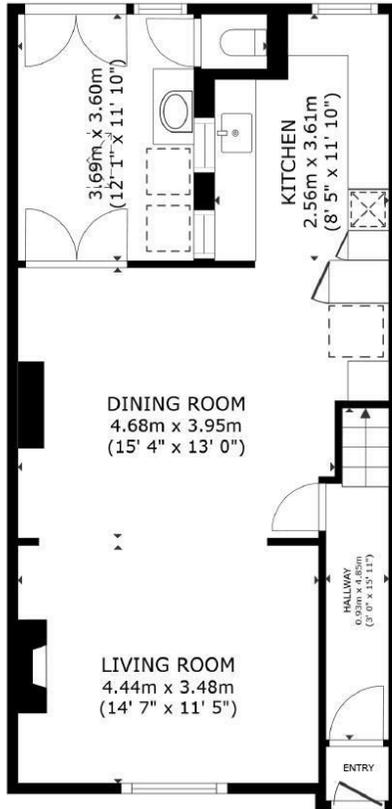
Bedroom Two 11'8" x 10'6" (3.58 x 3.22)

Bedroom Three 8'9" x 7'1" (2.67 x 2.18)

Bathroom 12'2" x 9'1" (3.71 x 2.77)



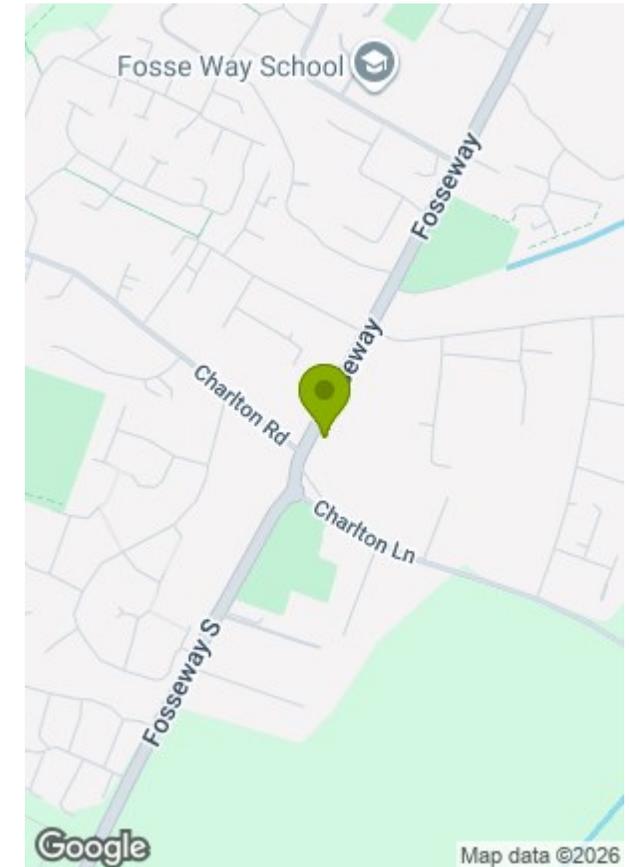




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 61.6 m² (663 sq.ft.) FLOOR 2 49.3 m² (530 sq.ft.)
TOTAL : 110.9 m² (1,194 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
(21-38) F		
(1-20) G		
	65	83
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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