



**Wellow Brook Court, Radstock, BA3 2DJ**

**£325,000**



- Link Detached
- Three Bedrooms
- Council Tax Band - D
- Close To All Local Amenities
- Garage & Parking
- Tenure - Freehold
- Energy Rating - C
- NO ONWARDS CHAIN

BARONS introduced to the market this LINK DETACHED home tucked away in a quiet Cul-De-Sac in Midsomer Norton. Well presented throughout and close walking distance to the high street and all local amenities. The property comprises a light and spacious living room, dining room, kitchen and a cloakroom. On the first floor you are greeted with two double bedrooms one of which has an en-suite, a single bedroom and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, parking, a garage and a private enclosed rear garden. To avoid disappointment Call Barons now on 01761 411411 \*\*\*\*\*3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*

**Kitchen 10'10" x 9'9" (3.32 x 2.98)**

**Dining Room 11'2" x 8'0" (3.41 x 2.44)**

**Living Room 20'7" x 11'2" (6.29 x 3.41 )**

**WC 5'7" x 2'11" (1.72 x 0.91)**

**Bedroom One 15'9" x 11'1" max (4.81 x 3.39 max)**

**En - Suite 6'1" x 5'8" max (1.87 x 1.75 max)**

**Bedroom Two 11'3" x 10'0" (3.45 x 3.06)**

**Bedroom Three 8'3" x 8'0" (2.54 x 2.44)**

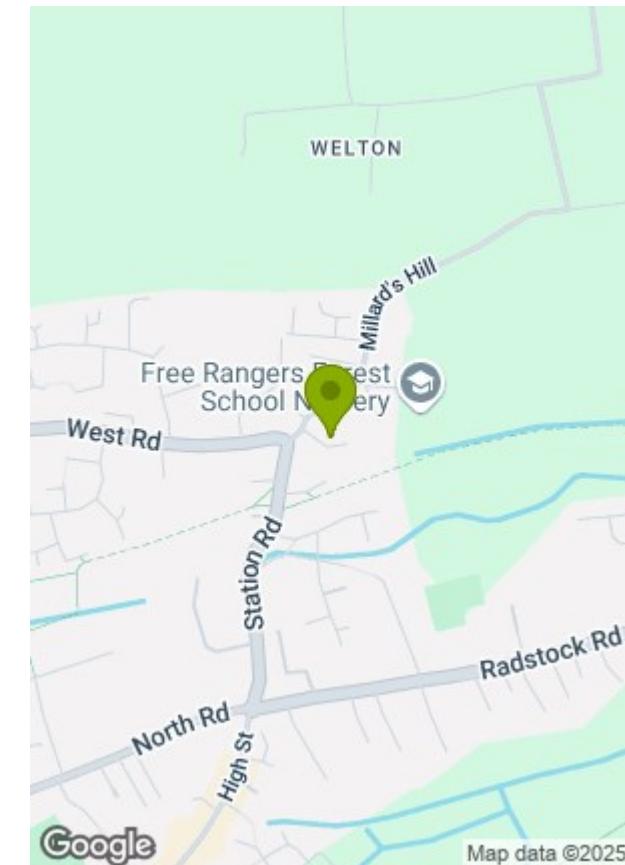
**Bathroom 7'6" x 6'6" (2.31 x 1.99)**







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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