



Overdale, Clandown, Radstock , Somerset BA3 3DL

£279,995



- **Beautifully Presented**
- **Parking**
- **South Facing Garden**
- **Spacious Property Throughout**
- **Tenure - Freehold**
- **Ideal For First Time Buyers & Families**
- **Three Bed End Terrace**
- **Close Commuting Distance To The City Of Bath**
- **Energy Rating - C**
- **Council Tax Band - B**

Barons are delighted to present to the market this beautifully presented and generously proportioned three-bedroom family home.

The well-planned accommodation comprises an entrance porch leading into a spacious lounge, kitchen/diner, WC utility area.

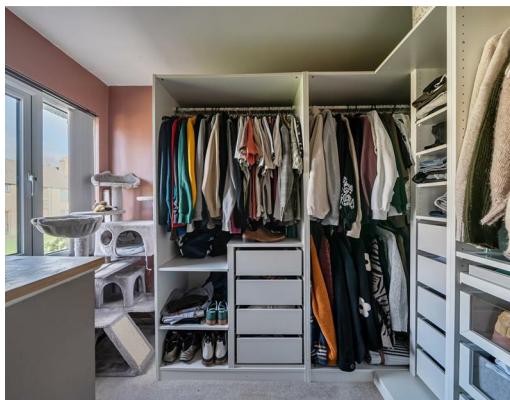
To the first floor, the property offers three well-sized bedrooms, two of which are doubles a family bathroom, and a separate WC.

Externally, the home benefits from driveway parking to the front, while to the rear is an enclosed garden featuring a combination of graveled and decked areas, ideal for outdoor dining, with the remainder laid to lawn.

Additional features include gas central heating and UPVC double glazing throughout.

Early viewing is highly recommended.
 Contact Barons today to arrange your appointment on 01761 411411.





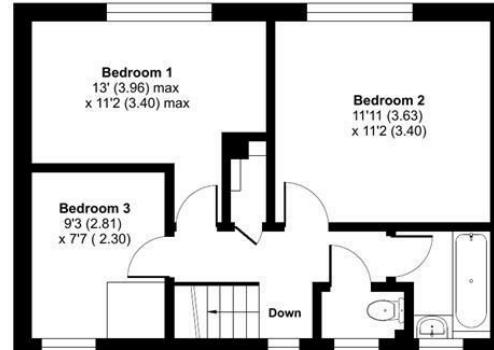
Overdale, Clandown, Radstock, BA3

Approximate Area = 933 sq ft / 86.6 sq m

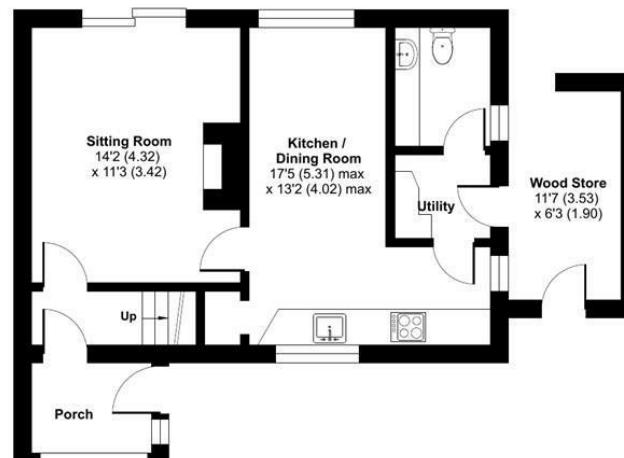
Outbuilding = 72 sq ft / 6.6 sq m

Total = 1005 sq ft / 93.2 sq m

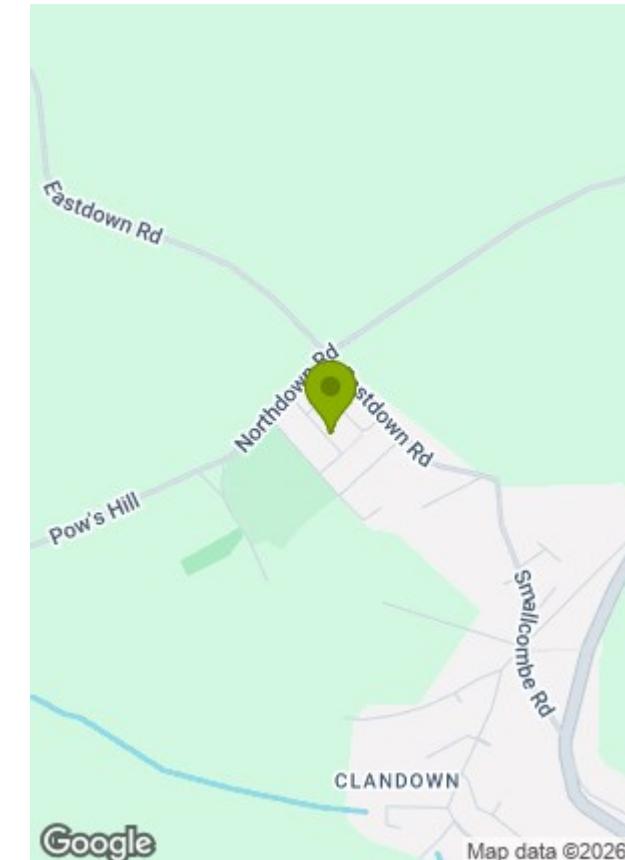
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Barons Property Centre. REF: 1415595



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		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			