



The Cottage, Kilmersdon Road, Radstock.

£440,000

BARONS are delighted to welcome to the market this STUNNING THREE DOUBLE BEDROOM, 1760's COTTAGE with many quirky features in a rural location close to Radstock and commuting distance to the City Of Bath. The property comprises a living room with log burner, dining room, kitchen with wall and base units and integrated appliances, downstairs shower room and a study/fourth bedroom. On the first floor you are greeted with three double bedrooms and a family bathroom. The property further benefits from gas central heating, double glazing, GARAGE AND DRIVEWAY. Call Barons today to avoid disappointment on 01761 411411. ***3D INTERACTIVE TOUR AVAILABLE***

- Energy Rating - D
- Beautifully Presented Throughout
- Cottage Full Of Character
- Tenure - Freehold
- Garage & Parking
- Council Tax Band - E
- Rural Location
- Court Yard Garden
- 3D INTERACTIVE TOUR
- 1760's Cottage

Living Room 14'2" x 10'11" (4.32 x 3.34)

Dining Room 11'6" x 11'4" (3.51 x 3.47)

Kitchen 13'1" x 11'10" (3.99 x 3.61)

Study/Office 10'6" x 9'4" (3.21 x 2.87)

Shower Room 5'5" x 4'8" (1.66 x 1.43)

Bedroom One 14'6" x 10'11" (4.44 x 3.33)

Bedroom Two 15'1" x 10'2" (4.62 x 3.11)

Bedroom Three 8'2" x 8'4" (2.50 x 2.55)

Bathroom 7'6" x 5'5" (2.31 x 1.66)

Council Tax Band - E

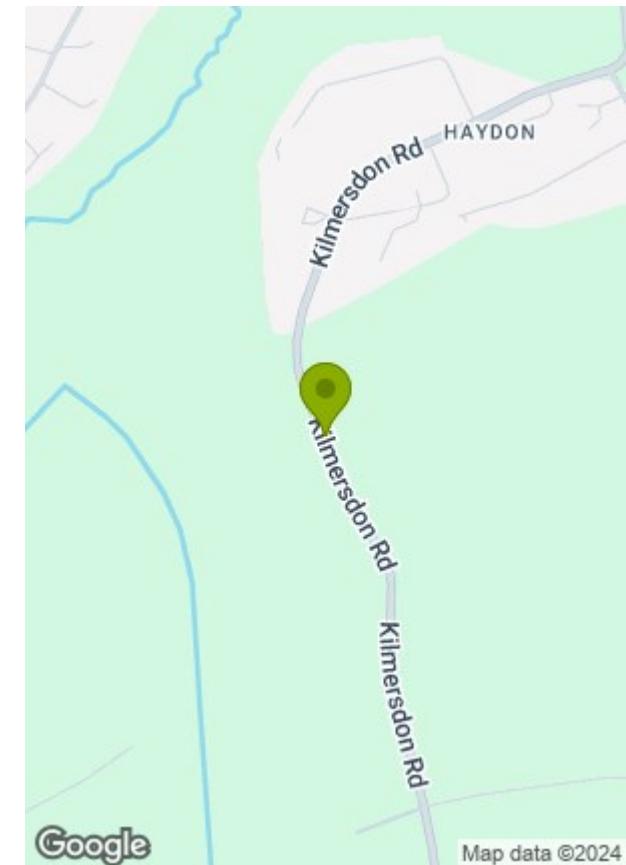
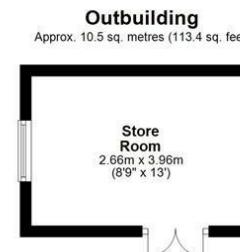
Tenure Status - Freehold







Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



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			
England & Wales			

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			
England & Wales			