



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

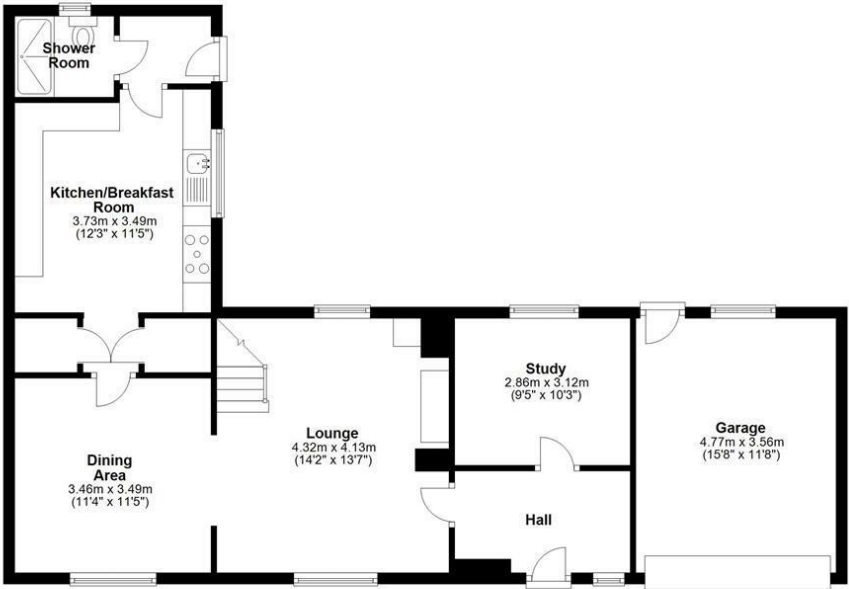
Tenure Status - Freehold





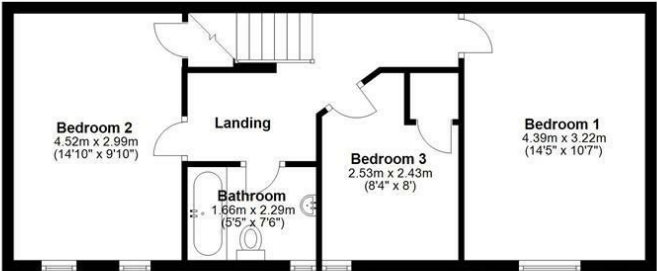
Ground Floor

Approx. 85.1 sq. metres (915.8 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)

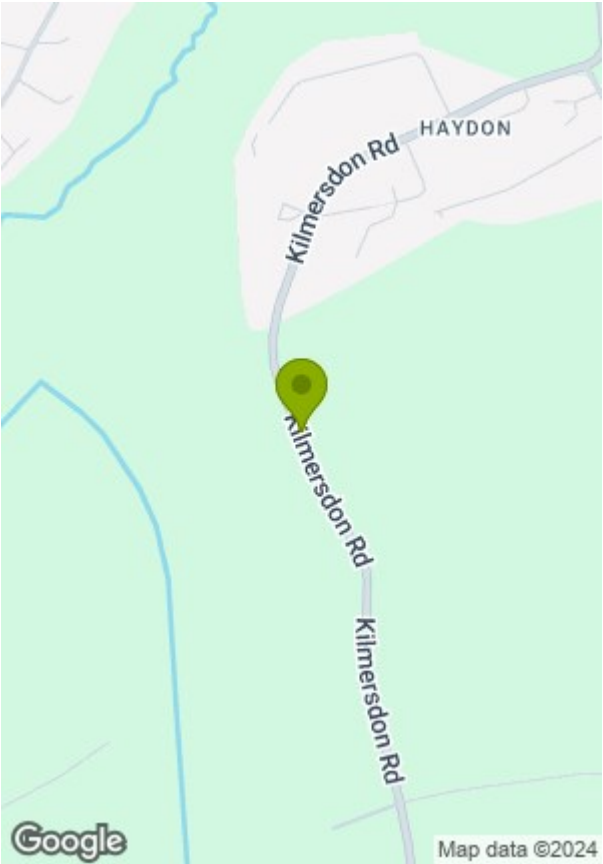
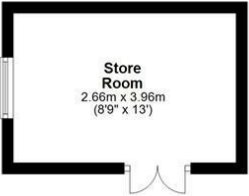


Total area: approx. 144.9 sq. metres (1559.8 sq. feet)

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.

Outbuilding

Approx. 10.5 sq. metres (113.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.