



Beacon View, Coleford, Radstock , BA3 5PE

£279,950

- Family Home
- Council Tax Band - B
- Energy Rating - C
- Village Location
- 3D Interactive Tour
- Close to Amenities
- Views
- Versatile Living Accommodation
- Tenure - Freehold
- Four Bedrooms

Barons Property Centre welcomes to the market this FOUR bedroom SEMI DETACHED property in the village of Coleford close to amenities such as shops, post office, a pharmacy, doctor surgery, pubs etc. The property comprises, a Kitchen, Dining Room, Living Room, WC, utility area. Additionally, there is a versatile downstairs bedroom that can also serve as an extra reception room. On the First floor there are TWO DOUBLE Bedrooms, a single and a family bathroom. This home has been extended to the rear, creating the cozy family room, ideal for relaxing or entertaining. The property boasts a large garden with stunning far-reaching views, perfect for outdoor enjoyment. The property also benefits from Gas central heating, UPVc double glazing. Call Barons on 01761 411 411 to book your viewing.

Living Room 15'1" x 12'7" (4.60 x 3.86)

Dining area 19'9" x 9'2" (6.03 x 2.80)

Kitchen 13'8" x 8'0" (4.18 x 2.44)

WC

Utility

Bedroom one 13'3" x 12'9" (4.05 x 3.90)

Bedroom Two 10'7" x 13'0" (3.25 x 3.98)

Bedroom Three 11'7" x 9'6" (3.55 x 2.90)

Bedroom four 9'11" x 7'10" (3.04 x 2.39)

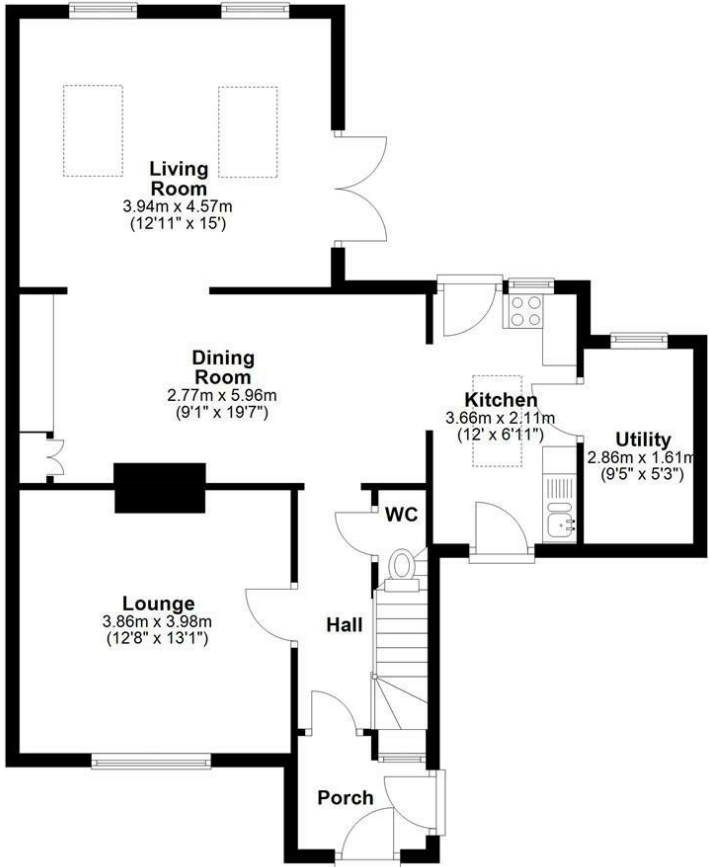
Bathroom 8'3" x 5'8" (2.53 x 1.73)





Ground Floor

Approx. 74.2 sq. metres (798.7 sq. feet)

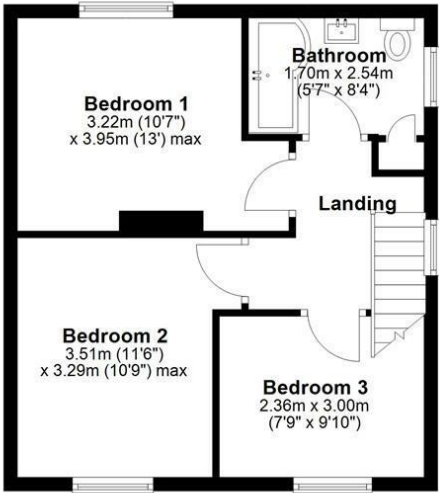


Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

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.

First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



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		
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.