



**Polden Walk, Midsomer Norton, Radstock, BA3 4GB**

**£325,000**

- Three Bedroom Semi Detached
- Garage & Parking
- South Facing Garden
- Council Tax Band - C
- Family Bathroom, En-suite & WC
- Beautiful Family Home
- Vendor Already Situated
- Tenure - Freehold
- Energy Rating - B
- Popular Development

Delightful three bedroom semi detached home which offers an excellent blend of modern style and everyday comfort, making it an ideal choice for families or buyers seeking versatile living space. Beautifully presented throughout, the property showcases a contemporary finish with a practical and well thought out layout.

The ground floor comprises a stylish fitted kitchen, a spacious living room perfect for relaxing or entertaining, and a convenient downstairs WC. To the first floor, the property features a generous main bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

A particular highlight of this attractive new-build home is the garage, offering valuable storage or secure parking, complemented by additional off-road parking. The thoughtful design ensures a natural flow between rooms, creating a bright and welcoming atmosphere throughout.

Situated on the popular Polden Walk, this superb semi detached home presents a fantastic opportunity to purchase a modern, move-in-ready property in a desirable location. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Management fee please ask agent for more details.

Kitchen 12'1" x 7'10" (3.7 x 2.4)

Lounge 15'1" x 14'5" (4.6 x 4.4)

WC

Bedroom One 11'9" x 10'9" (3.6 x 3.3)

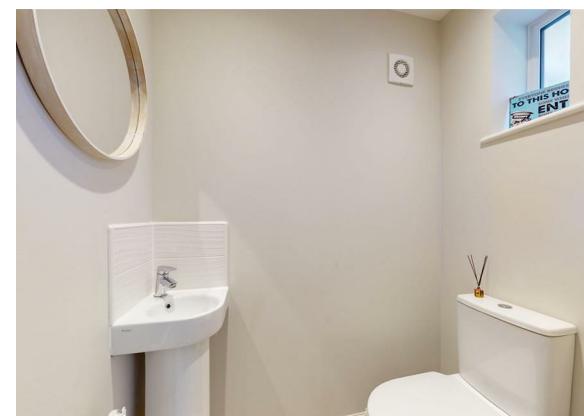
En-Suite

Bedroom Two 10'5" x 8'6" (3.2 x 2.6)

Bedroom Three 8'10" x 6'2" (2.7 x 1.9)

Bathroom

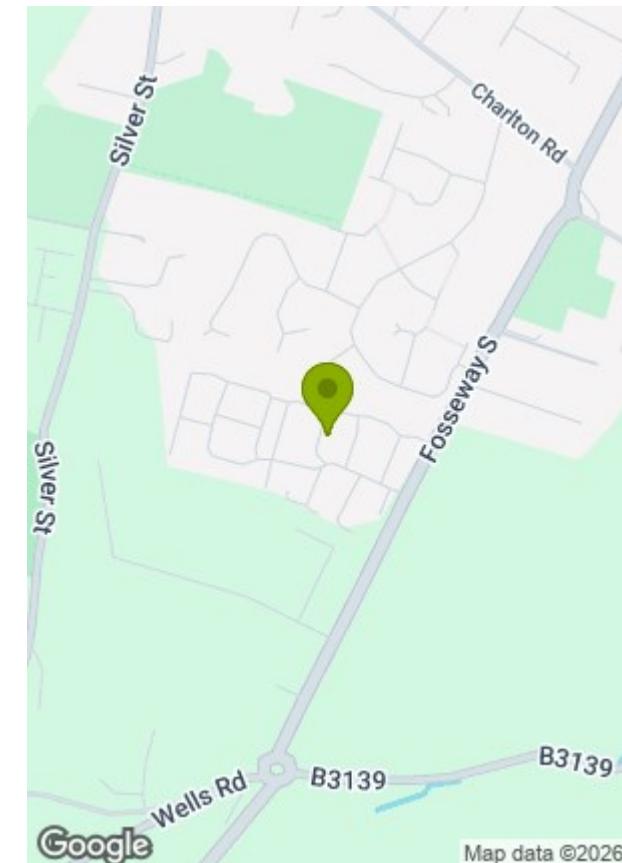
Please note: \*There is an annual Management Fee on this property for the upkeep of Communal areas - Please ask Agent







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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 <sub>2</sub> ) Rating		Current	Potential
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			

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