



**Lincombe Road, Radstock, BA3 3YJ**

**£375,000**

- Extended Four Bedroom Semi Detached
- Open plan Kitchen/Diner
- Ground floor WC & Utility
- Council Tax Band - C
- Energy Rating - TBC
- Tenure - Freehold
- Spacious Family Bathroom
- Play Room
- Close to Local Amenities & Walks
- Sitting Room With Log Burner

This delightful extended Four bedroom semi-detached house situated in Westfield offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space, whether for restful nights or productive study sessions.

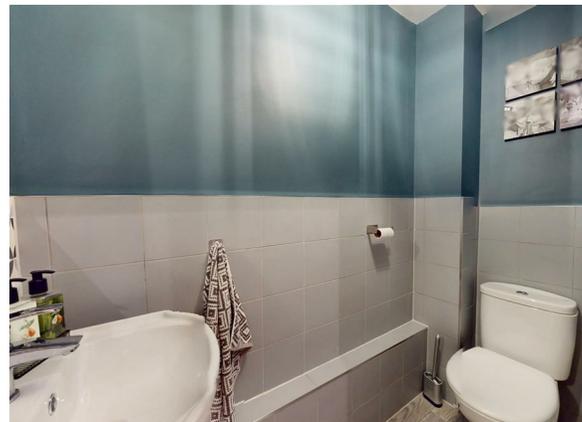
The property features a thoughtfully designed layout that maximises both functionality and flow. The inviting living areas provide a warm atmosphere for family gatherings and entertaining friends. The kitchen, while not detailed here, is likely to be a central hub for culinary creativity, perfect for preparing meals and enjoying casual dining.

The accommodation comprises entrance lobby, entrance hallway, lounge stunning open plan kitchen/diner with adjoining playroom with french doors leading to the attractive low maintenance garden. Ground floor cloakroom, utility/store which has an electrically operated roller door to front. On the first floor are four bedrooms, spacious family bathroom with a free standing bath and separate shower enclosure. Further benefits gas central heating, double glazing and driveway parking for several vehicles.

Outside, the property is set within a pleasant neighbourhood, ideal for families and individuals alike. The surrounding area boasts local amenities, parks, and schools, making it a practical choice for those seeking a vibrant community lifestyle.

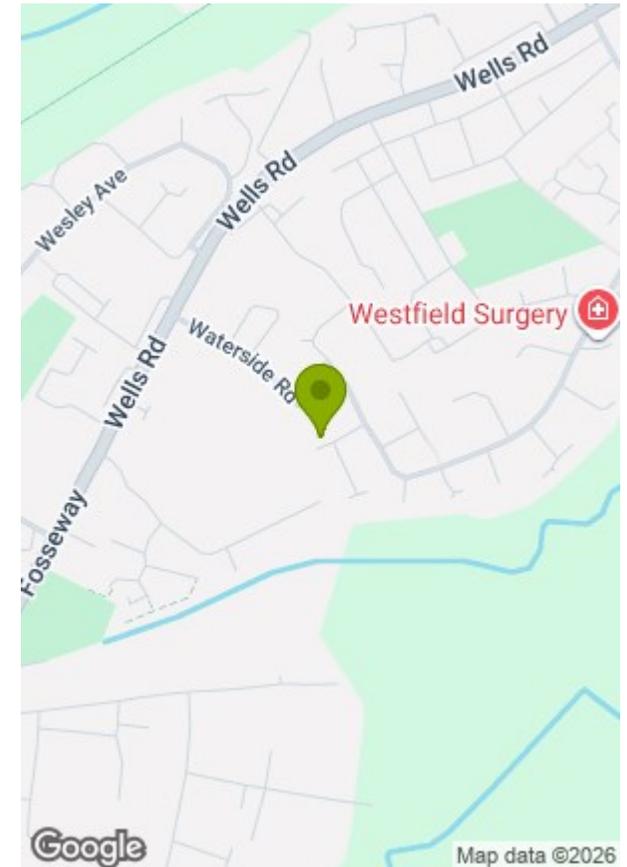
In summary, this four-bedroom semi-detached house on Lincombe Road presents an excellent opportunity for those looking to settle in Westfield, Radstock. With its spacious layout and convenient location, it is a property that promises comfort and a welcoming environment for its future residents.

- Lounge
- Kitchen/Diner
- Conservatory
- UtilityGarage
- Ground Floor WC
- Integral Garage
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom





# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>England &amp; Wales</small> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<small>England &amp; Wales</small> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.