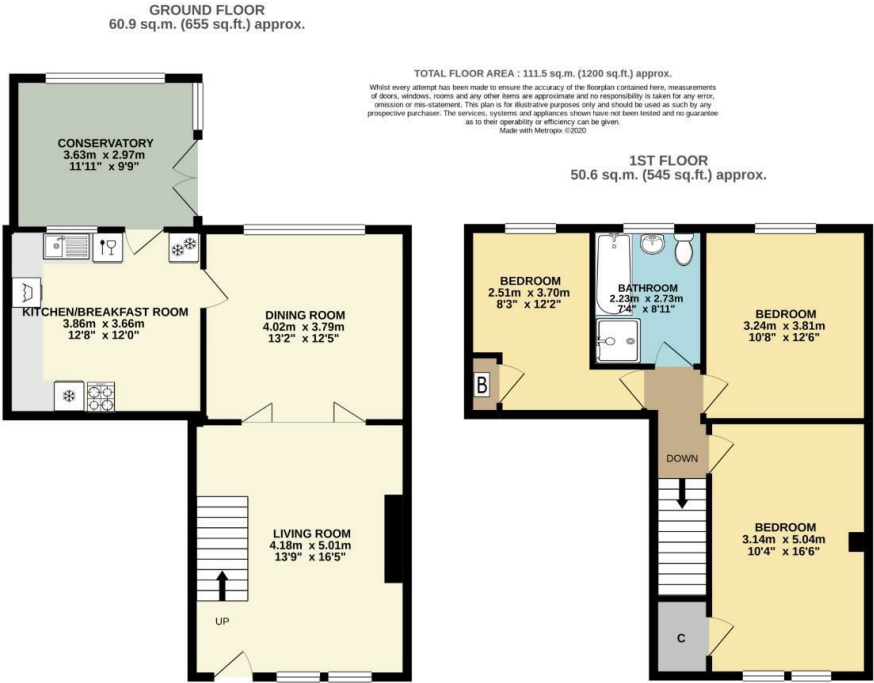


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-95) A			(81-85) A		
(81-91) B			(61-81) B		
(61-81) C			(41-61) C		
(41-61) D			(21-41) D		
(21-41) E			(1-21) E		
(1-21) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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**FOR
SALE**



BUTTER BUILDINGS HOUSE, RADSTOCK WOODBOROUGH ROAD BA3 3JE

3 BEDROOM HOUSE

**GUIDE PRICE
£230,000**

- Attractive stone built semi detached property
- kitchen/breakfast room
- Terraced rear garden
- 2 reception rooms plus a conservatory
- 3 double bedrooms and a family bathroom
- Garage and off road parking



DESCRIPTION

2 Butter Buildings House is an attractive stone built property with spacious and light accommodation evenly spread over two floors. The ground floor offers two good sized reception rooms opening into each other with access to the kitchen/diner which has access to the conservatory. On the first floor there are three double bedrooms and a family bathroom. Externally there is a secure good sized rear garden which has direct access to the parking area and garage.

LOCATION

Woodborough Road is a really convenient location with a popular primary school just a five minute walk away and as you take this walk there is a children's play park

also. Radstock town centre is also a five minute walk where a good variety of shops and regular public transport can be found. The property is also conveniently placed with no major towns to pass through in commuting to Bath or Bristol with park and ride facilities within a few miles. Bath city centre is nine miles and Bristol city centre is sixteen miles.

