



- A smart and attractive three bedroom semi detached home
- Stylish open plan lounge/dining/kitchen space
- Three bedrooms and a modern first floor family bathroom
- Fully enclosed rear garden with a sunny aspect
- Garage, driveway and an EV charger
- Excellent location for those looking to commute to Bath.



'An immaculately presented three bedroom semi detached home with an open plan living area and also has a garage and driveway with a electric EV charger!' This beautiful three bedroom semi detached home has been the subject of a huge amount of updating and modernisation by the current owners and could make the ideal first purchase that is simply ready to be moved into! The accommodation comprises an entrance hallway with geometric style tiled floor and stairs rising to the first floor. The lounge/dining area and kitchen have been opened up to create a light and social space with herringbone tiled floor, under stairs storage, a smart modern kitchen with space for appliances and there are sliding doors from the lounge out to the garden. Also on the ground floor is a useful wc. On the first floor there are three bedrooms all of which are a nice size and there is a stylish family bathroom. The property has GCH and is double glazed. Externally the property has a small front garden laid to chippings and there is a single garage and driveway alongside the property with an EV charging point. At the rear there is a fully enclosed garden laid to a combination of patio and a level lawn and there is a personal door into the rear of the garage. Agents Note: The rear elevation of the roof has been fitted with solar panels which are lease and have years remaining on the lease. Heritage Close is a quiet cul-de-sac within the village of Peasedown St John. The property itself is situated on a sunny plot and is within walking distance of the village amenities including school, recreation spaces, shops and surgeries. For those looking to commute, the City of Bath is only approx 6 miles away and has regular connecting public transport.

Tenure: Freehold





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.