

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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25 Hazel Terrace Midsomer Norton Radstock BA3 4BG



£189,950

An extended mid terraced cottage situated in the popular Norton Hill area of town well placed for local shops and schooling. Viewing highly recommended.

* uPVC double glazing & gas fired central heating * kitchen/breakfast room *
lounge/dining room with open fireplace * 2 double bedrooms * family bathroom *
enclosed rear garden * garage * off street parking *



www.daviesandway.com

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This former miners cottage was constructed in the early 1900's and forms part of a rank of similar adjoining properties. Ideal for first time buyers, down sizers or investors. The district of Westfield is situated towards the outskirts of Midsomer Norton and Radstock which is well situated for access to the Cities of Bath, Bristol and Wells. Local amenities include a newly built Co-op, fish and chip shop, pet store, Norton Hill Secondary School and two primary schools St Benedict's and Westfield.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

uPVC double glazed door to

ENTRANCE LOBBY: Wall mounted electric meter and fuse box, obscure glazed inner door to

LOUNGE/DINING ROOM: 6.93m x 3.30m (22' 8" x 10' 9") (staircase, understairs storage cupboard and chimney breast included in measurements) Brick built open fire place with slate hearth, radiators. (Exposed natural stone walling in part), obscure glazed door to

'L' SHAPED KITCHEN/BREAKFAST ROOM: 3.96m x 2.54m (13' x 8' 3") plus 1.98m x 1.85m (6' 5" x 6") uPVC double glazed window to rear aspect and uPVC double obscure glazed door to outside. Furnished with a range of built in floor and wall units with rolled edged work surfaces and part tiled surrounds. Inset acrylic one and half bowl sink unit with mixer tap, wine rack, built in Hotpoint four ring gas hob with electric double oven beneath and canopied cooker hood above. Integrated Bosch dishwasher, plumbing and space for automatic washing machine and space for upright fridge/freezer. Radiator, roof light. Door to

BATHROOM: uPVC double obscure glazed window to rear aspect. Suite comprising panelled bath with Triton shower over, pedestal wash hand basin, low level wc, part tiled surrounds, towel radiator. Wall mounted vanity mirror with light and shaver point.

FIRST FLOOR

LANDING: Access to loft space with pull down ladder. The loft area is boarded and with light.

BEDROOM ONE: 3.94m x 3.43m (12' 11" x 11' 3") uPVC double glazed windows to front aspect, radiator,

BEDROOM TWO: 3.43m x 3.12m (11' 3" x 10' 2") uPVC double glazed window to rear aspect. Shelved linen cupboard with Worcester Bosch gas fired combination boiler (excluded from measurements), radiator.

OUTSIDE

To the **FRONT** of the property a tarmacadam driveway provides off street parking for up to 2 cars.

To the **REAR** of the property there is a shared vehicular access serving the terrace (restricted access). Outside water tap. There is further hard standing parking space which leads to **DETACHED GARAGE** External measurements 5.13m x 3m (16' 9" x 9' 10") with metal up and over door and power and light.

A pedestrian gate to the side of the garage leads to the **ENCLOSED REAR GARDEN** 13.7m x 4.4m (44' x 14') The garden is laid mainly to lawn with a gravelled pathway leading to a paved patio area at the end of the garden.

AGENTS NOTES: Under the Estate Agents Act 1979 we hereby disclose that a member of staff of Davies and Way Estate agents has a financial interest through ownership in the sale of this property.


A small development on land adjoining the property is currently under construction by local developers Flower and Hayes. Part of that development includes the erection of two detached houses situated on land to the rear of numbers 24 to 28 Hazel Terrace. Plans can be viewed on line at www.bathnes.gov.uk REF: 16/04693/FUL.

NB: Since the EPC was created, the sellers have had a new gas boiler installed.

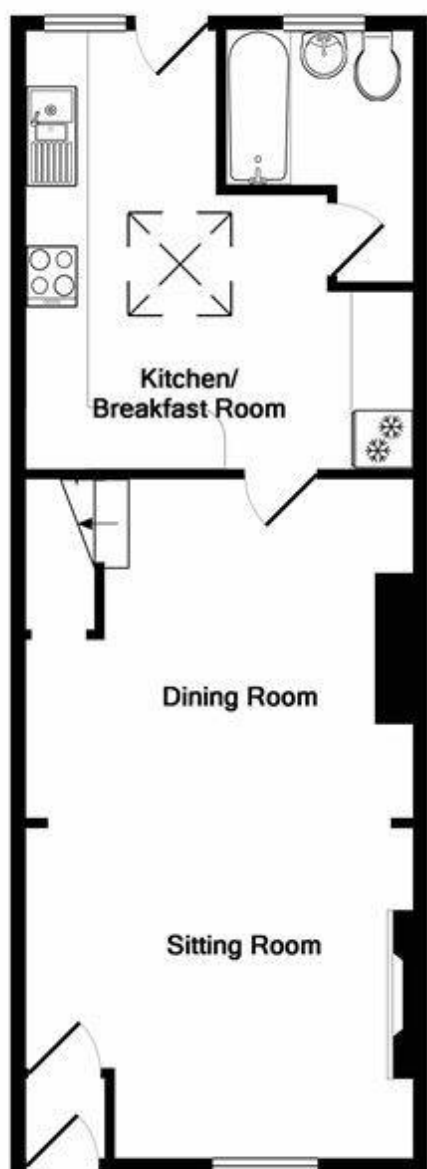
DIRECTIONS: Approaching from Bath on the A367 at the double mini roundabouts in the centre of Radstock continue up the hill on the A367. Continue past Westfield Primary School and Hazel Terrace is a turning on the right hand side opposite the turning for Westfield Trading Estate.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

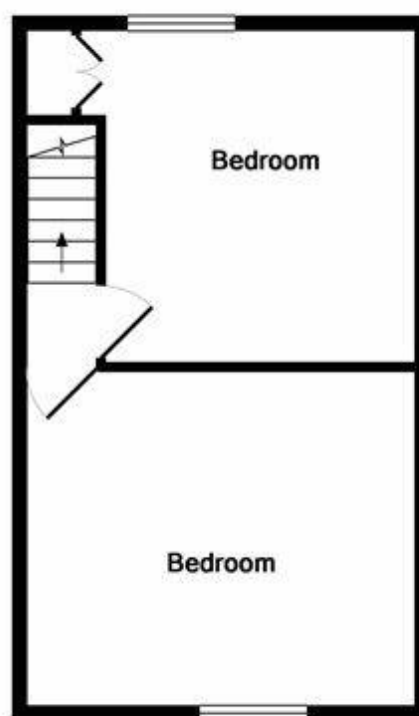
REF UWR1081

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





Ground Floor
Approx. Floor
Area 42.7 Sq.M.
(460 Sq.Ft.)



1st Floor
Approx. Floor
Area 26.2 Sq.M.
(282 Sq.Ft.)



Total Approx. Floor Area 68.9 Sq.M. (742 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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