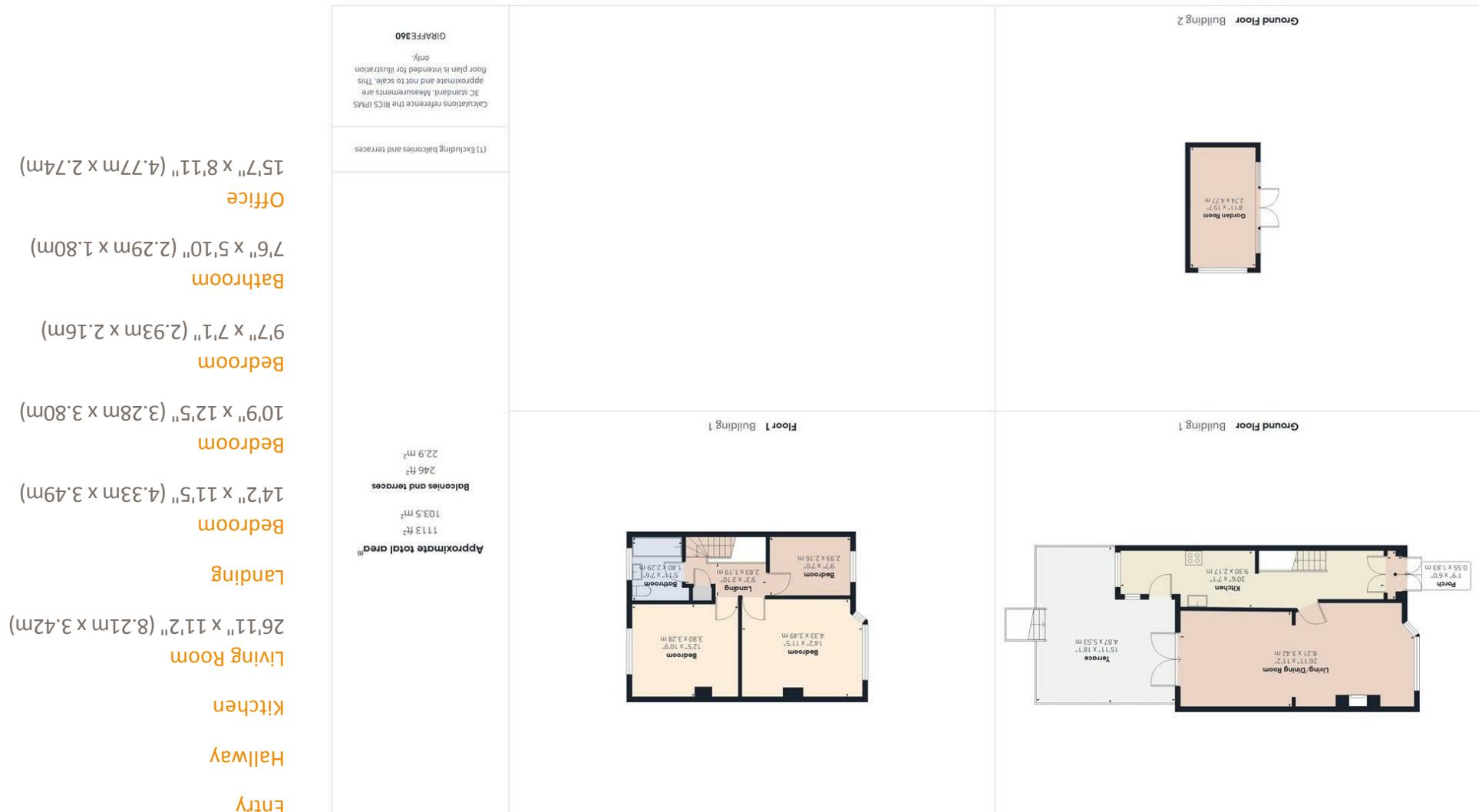


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from a solicitor or specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

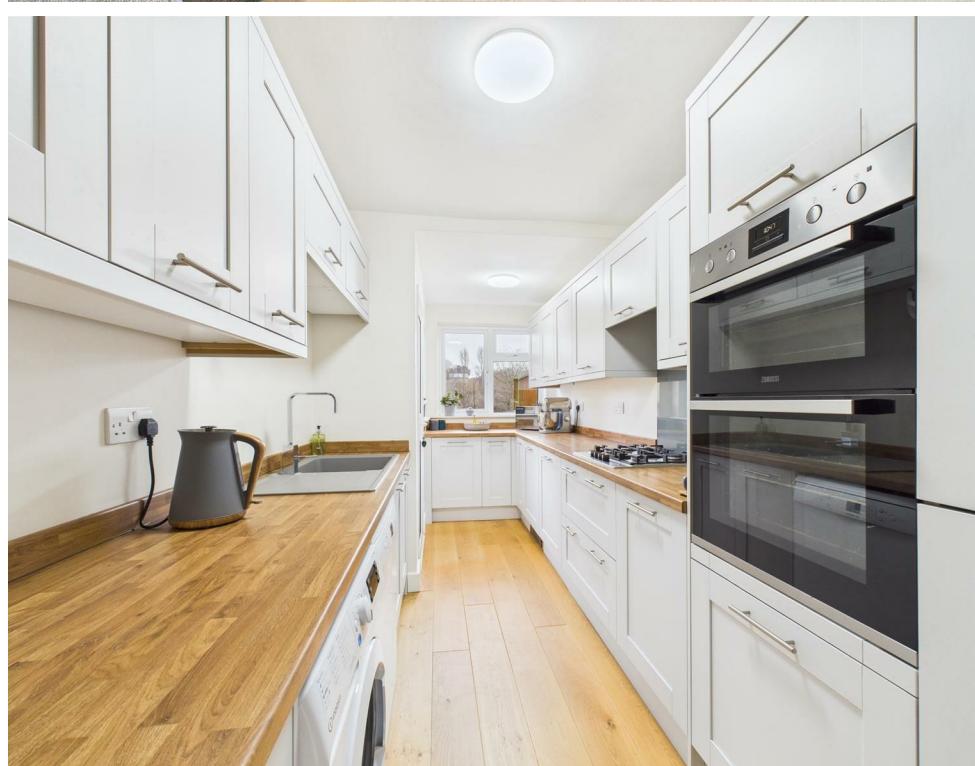
BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Beautifully presented three bedroom family home, entrance hallway opening through to a refitted kitchen, a good sized through lounge/diner, and three bedrooms plus a bathroom at the first floor.



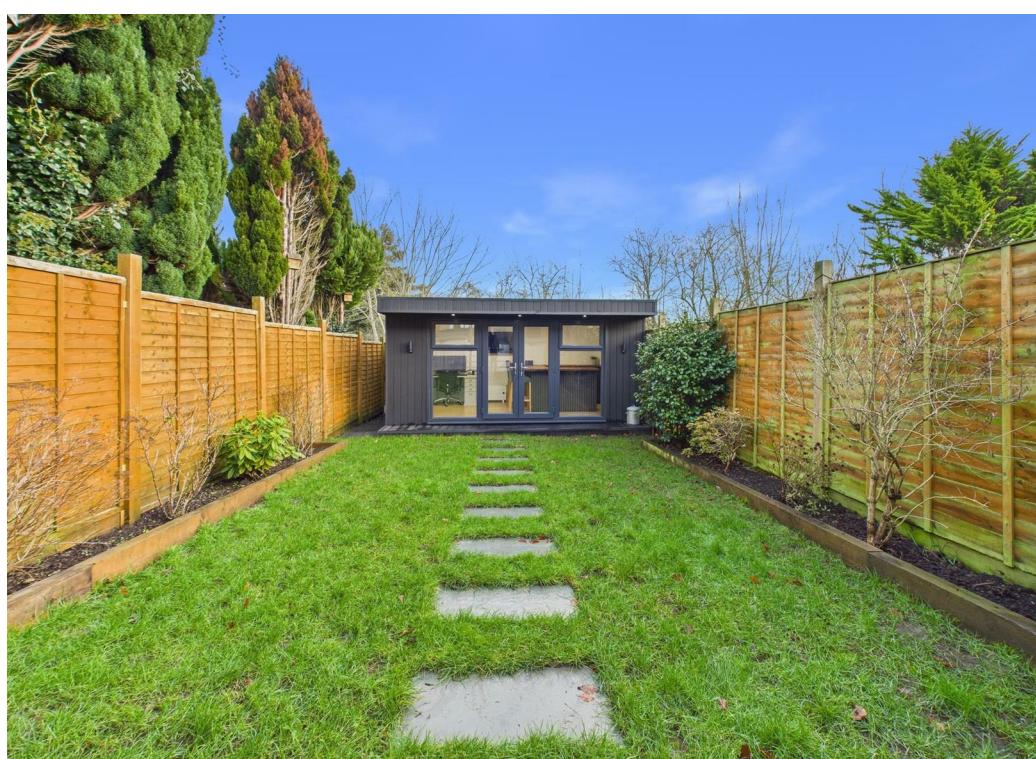
Externally, is a patio/seating area leading to a good sized lawned and enclosed garden, with outside garden office/bar.

The property also benefits from off street parking to the front.



the location

Set in a pleasant cul de sac location, with panoramic, wooded views to rear, giving a feeling of space, yet still being close to all good local amenities. There are schools within walking distance and local shops, including a Sainsburys Local, at the nearby Kingsway. Excellent access to both Bristol and Bath. Bristol 4.3 miles Bath 9.7 miles



what the owners will miss

"Sheldare Barton is a quiet and friendly cul-de-sac with great views across Magpie Bottom Nature Reserve. We will miss the beautiful view from the back of our house and hearing and seeing the range of wildlife in and around our garden."

just a thought...

Behind this modest exterior lies a beautifully presented, modern style home with decent proportions, with super open aspect to rear. With lovely garden and garden office, plus parking, this is one not to be missed!