



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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£275,000

A delightful light and airy three bedroom home in a tucked away cul de sac with an enclosed garden to the rear and a garage in a separate block.

- Tucked away in a cul de sac location
- Light and airy home
- Conservatory across the full width to the rear of the property
- Garage in a separate block
- No onward chain
- Lovely backdrop onto open fields
- Low maintenance sunny rear garden
- Good range of local amenities
- Ideal for commuting as Bath is 9 miles and Bristol 11 miles.

15 Rotcombe Vale, High Littleton, Bristol, BS39 6JZ

Nestled in the charming Rotcombe Vale of High Littleton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Boasting three bedrooms and a bright, airy feel throughout, this property is a true gem.

The location of this house is truly special, tucked away in a peaceful cul-de-sac with a lovely backdrop of open fields. Imagine waking up to the serene views every morning, a perfect way to start your day.

One of the standout features of this property is the conservatory that spans the full width of the rear, flooding the home with natural light and providing a tranquil space to relax and unwind.

Convenience is key with this property, it comes with a garage in a separate block, which ensures you have ample space for parking or storage.

For those who need to commute, the proximity to Bath (just 9 miles away) and Bristol (11 miles away) makes this property an ideal choice for those working in either city but seeking a quieter place to call home.

Don't miss out on the opportunity to make this lovely house your own and enjoy the best of both worlds - a peaceful retreat with easy access to city amenities.

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

GROUND FLOOR

ENTRANCE HALL

Double glazed front door and double glazed frosted window. Grey laminate flooring flows throughout the ground floor. Staircase leads to first floor. Door to

SITTING / DINING ROOM 7.16 max x 3.73 max (23'5" max x 12'2" max)

A full width double glazed window with front aspect lets light flood into the room. Gas fireplace with wood surround and black stone hearth gives a focal point for the room. Grey flooring throughout the room. Double glazed patio doors lead to the conservatory. Cupboard under the stairs. Radiator.

KITCHEN 2.71 x 2.18 (8'10" x 7'1")

Range of wall and base units with gloss white front doors, black laminate worktops and matching upstands. Inset stainless steel sink with mixer tap. Built in Neff hob with built in under counter oven. Stainless steel cooker hood. Subway style tiled splashbacks. Space for a washing machine and fridge freezer. Grey laminate flooring. Opening leads to

CONSERVATORY 4.75 x 2.10 (15'7" x 6'10")

Double glazed door to the garden and double glazed windows across the remainder of the rear with views towards the garden. Radiator. Grey laminate flooring.

FIRST FLOOR

LANDING

Laminate flooring. Loft access and storage cupboard.

BEDROOM 3.07 x 2.70 (10'0" x 8'10")

Double glazed window with front aspect and pleasant views. Airing cupboard housing the hot water tank. Radiator. Laminate flooring.

BEDROOM 3.99 x 2.72 (13'1" x 8'11")

Double glazed window with open views. Laminate flooring. Radiator.

BEDROOM 2.13 x 1.95 (6'11" x 6'4")

Double glazed window. Laminate flooring. Radiator.

BATHROOM 1.65 x 1.02 (5'4" x 3'4")

Double glazed frosted window. Three piece bathroom suite comprising bath with electric shower over and glass screen, pedestal basin and toilet. Part tiled walls and vinyl flooring. Radiator.

OUTSIDE

FRONT GARDEN

Hedges to the front and the left hand side with fencing to the right. Concrete pathway leads to the front door with a lawned area on the right.

REAR GARDEN

Created to be low maintenance with grey fencing to the side, rear and rear access gate. Laid to stone chips. Fields are located behind.

GARAGE

Located in a separate block close by with an up and over door. There is other parking available.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local Authority. Bath and North East Somerset Services mains gas and electric. Mains water and sewerage Broadband. Ultrafast 1000mps Source Ofcom mobile phone signal. EE O2 Three Vodafone. Likely. Source Ofcom Located in a coal mining reporting area

