



57 GOOSE STREET, BECKINGTON, SOMERSET, BA11 6SS

£325,000

- PERIOD HOME
- TWO DOUBLE BEDROOMS
- COURTYARD GARDEN
- FEATURE FIREPLACE WITH WOOD BURNER
- CHARACTER FEATURES
- DETACHED GARAGE
- VILLAGE LOCATION
- BATHROOM AND SHOWER ROOM
- EPC RATING E



A superb example of a quintessentially English period cottage situated in the sought after Somerset village of Beckington. Tucked away within easy walking distance of beautiful countryside this superb end of terrace home boasts good accommodation and once inside you will discover a fantastic lounge with inglenook fireplace and wood burner, dining room, kitchen, downstairs shower room, two double bedrooms and bathroom on the first floor. Externally there is a lovely courtyard garden perfect for enjoying a glass of wine and a book. The property also benefits from a leasehold garage which is detached from the house and provides storage or parking for one car.

Beckington is a Somerset village approximately 3 miles from Frome and 6 miles from Bradford on Avon. The village benefits from a doctor's surgery, two pubs, car garage, petrol station and two schools. Further shops, restaurants and entertainment can be found in the historical Georgian City of Bath which can be accessed on the local bus service.

### **DIRECTIONS**

Exit Bradford on Avon via the Frome Road B3109 towards Wingfield. On reaching the first set of traffic lights proceed straight across and on reaching the next junction go straight over onto the Bradford Road. At the T junction turn right and continue until reaching the Beckington roundabout. Proceed straight over and bear to the left before taking a left on to Goose Street. The property can be found on the left hand side.

### **ACCOMMODATION**

#### **GROUND FLOOR**

##### **ENTRANCE**

Front door opens into Dining Room.

##### **DINING ROOM**

17' 10" x 7' 9" (5.44m x 2.36m) One single glazed window. Wall light points. Phone point. Power points.

##### **LOUNGE**

16' 10" x 12' 9" (5.13m x 3.89m) Single glazed window. Feature fireplace with wood burner. Staircase to first floor. Wall light points. Power points. TV point.

##### **GROUND FLOOR SHOWER ROOM**

Shower cubicle. Wash hand basin. Low level wc. Part tiling. Shaver point. Extractor fan. Radiator.

##### **KITCHEN**

14' 8" x 7' 5" (4.47m x 2.26m) Velux skylight. Range of wall and base units, cupboard and drawer units with laminate work tops. Fitted electric oven. Plumbing for washing machine and dishwasher. Inset hob. Gas boiler. Radiator. Power points. Tiled floor. Door to courtyard garden.

#### **FIRST FLOOR**

##### **BEDROOM ONE**

14' 2" into alcove x 9' 7" (4.32m x 2.92m) One single glazed window. Airing cupboard. Loft access. Radiator. Power points.

##### **BEDROOM TWO**

9' 9" x 9' 4" (2.97m x 2.84m) One double glazed window. Radiator. Power points.

##### **BATHROOM**

11' 8" x 4' 7" (3.56m x 1.4m) One single glazed window. Suite comprising panelled bath, wash hand basin and low level wc. Part tiled walls. Radiator.

#### **OUTSIDE**

##### **GARAGE**

Up and over door.

##### **REAR GARDEN**

Courtyard Garden.

#### **COUNCIL TAX AND LOCAL AUTHORITY**

**Band D\*** - For further information please contact Wiltshire Council on 0300 456 0100.

\*Bandings for properties altered/extended since 1st April 1993 could be subject to review.

#### **EPC RATING E**





### Goose Street, Beckington

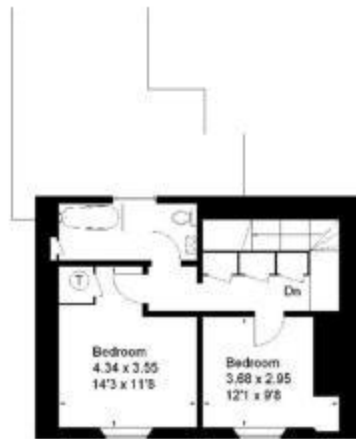
Approximate Gross Internal Area = 95 sq m / 1022 sq ft  
 Garage = 13 sq m / 140 sq ft  
 Total = 108 sq m / 1162 sq ft



(Not Shown In Actual Location / Orientation)  
Garage



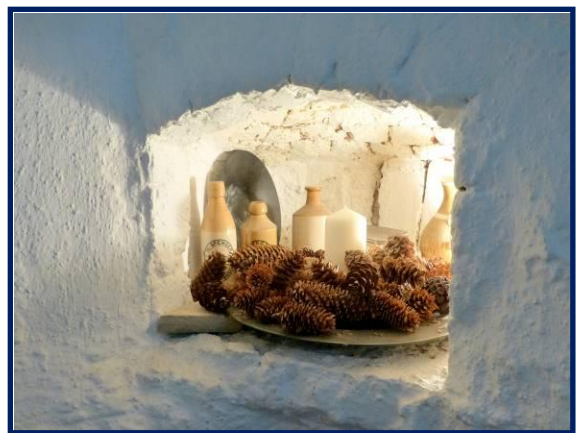
Ground Floor



First Floor

FLOORPLAN © 2014 0045-0344560 Ref: 125465

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Dimensions & floor openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions based upon them.



**NB. NOT DRAWN TO SCALE – FOR IDENTIFICATION PURPOSES ONLY**

**Note:** Money Laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

**Note:** These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.



Viewing by appointment with the agents:-

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