



'Rosemount' Ham Hill, Radstock, BA3 3BA

£635,000

Barons are delighted to present to the market this substantial four double bedroom home set in approx. 1.5 acres. Secluded and approached via electric gates the property is elevated giving far reaching views. Internally the property is of a fantastic size and offers flexible accommodation. In brief the accommodation comprises a spacious L shaped lounge room to front, dining area, snug, kitchen/breakfast room, utility room, inner lobby and W.C. To the first floor master bedroom with recently fitted en suite wet room, three further double bedrooms and a family bathroom which comprises a separate bath and double shower cubicle. Externally the property boasts views to front, access onto fields to the rear, ample off-street parking and a pitched roof double garage with twin doors. Overall this property has vast amounts of space both internally and externally and is ideal for those looking for that perfect balance. Please call Barons today for your internal viewings. 01761 411411

Lounge 23'1 x 25'8 narrowing to 14'1 (7.04m x 7.82m narrowing to 4.29m)

Snug 12'9 x 10'8 (3.89m x 3.25m)

Dining Area 12'8 x 10'8 (3.86m x 3.25m)

Kitchen 14'5 x 16'3 (4.39m x 4.95m)

Utility 8'8 x 7'6 (2.64m x 2.29m)

WC 5'3 x 3'8 (1.60m x 1.12m)

Master Bedroom 14'8 x 14'4 max (4.47m x 4.37m max)  
With Built in Wardrobe

Ensuite Shower/Wet Room 5'3 x 3'8 (1.60m x 1.12m)

Bedroom Two 12'9 x 10'9 (3.89m x 3.28m)

Bedroom Three 13'5 x 10'8 (4.09m x 3.25m)  
With built in wardrobe

Bedroom Four 12'8 x 10'9 (3.86m x 3.28m)

Family Bathroom 10'4 x 8'0 (3.15m x 2.44m)

Outside

Please Note

Tenure: Freehold

Council Tax: E

Services: All services are believed to be connected.

Local Authority: BANES







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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