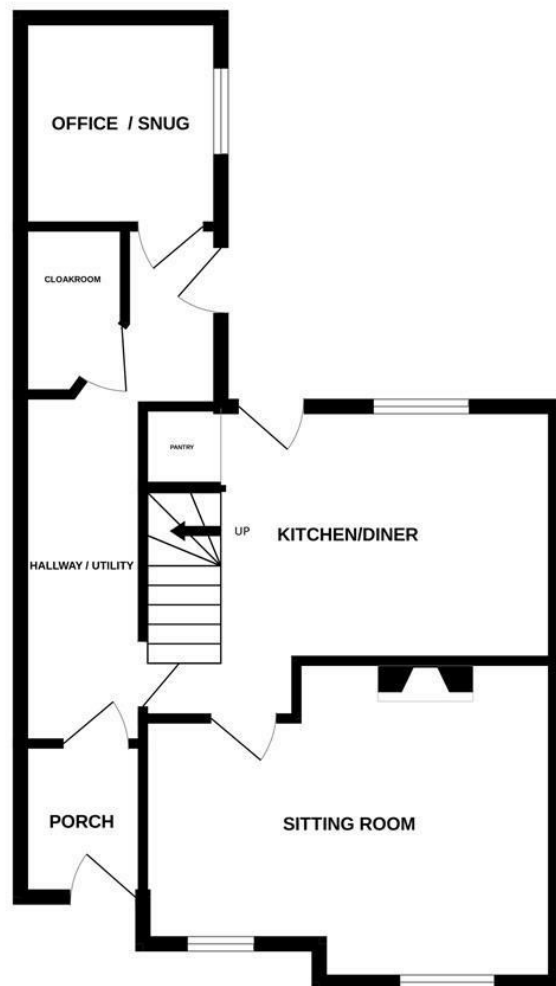


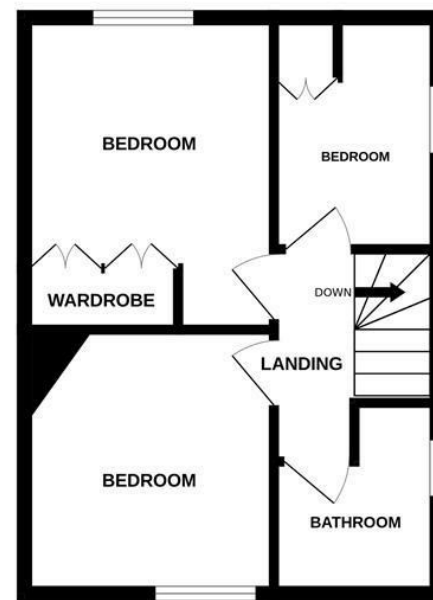
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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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31 St. Michaels Road, Whiteway, Bath, BA2 1PZ



£375,000

An exceptionally well presented three bedroom semi detached home with an impressive modern kitchen and bathroom. The garden has been designed for entertaining and is low maintenance. It offers the opportunity to move and enjoy the home comforts straight away.

- Well presented semi detached home
- Impressive garden with outside bar, BBQ area and hot tub.
- Stunning kitchen diner
- Spacious sitting room
- Excellent off street parking
- Contemporary bathroom
- Close to the popular 37 acre Bath City Farm
- 10 minute drive to the centre of Bath and Bath Spa Station

www.daviesandway.com
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31 St. Michaels Road, Whiteway, Bath, BA2 1PZ

A beautifully presented semi detached home in the Whiteway area of Bath. The current owners have updated the property to offer a modern contemporary home with a fantastic garden to the rear which has been designed for entertainment and relaxation in mind.

The property is entered via a composite front door into a hallway, ideal to get wet coats and shoes off before entering the home. This leads to a utility / hallway, a really useful practical space from here is a cloakroom and a great office / snug to the rear of the property.

The main living space is split into two distinct rooms comprising a spacious sitting room that has a lovely homely feel and an impressive kitchen diner with plenty of storage and worktop space.

The first floor has three bedrooms two of which are double and a further single room. There is an impressive modern contemporary bathroom sure to impress.

On the outside, to the front is ample parking for two vehicles and steps lead down to the front door. The rear garden is sure to wow with entertainment in mind with an outside bar and hot tub.

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

GROUND FLOOR

ENTRANCE PORCH 1.80 x 1.45 (5'10" x 4'9")

Entry via a composite front door with a frosted glass window. Laminate flooring. Coat hanging space and storage space to the left. Door leads into

HALLWAY / UTILITY

Plenty of shelves for storage. Plumbing for a washing machine and space for a tumble dryer above. Double glazed door leads to the garden.

CLOAKROOM

Vanity basin. Toilet. Part tiled walls. Ceiling spotlight. Laminate flooring.

OFFICE / SNUG 2.21 x 2.43 (7'3" x 7'11")

Double glazed window. Electric panel heater.

SITTING ROOM 4.83 max x 4.16 max into alcove (15'10" max x 13'7" max into alcove)

Two double glazed windows. Laminate flooring. Ceiling spotlights. Electric feature fireplace with alcove each side which are shelved. Radiator.

KITCHEN / DINER 4.63 max x 2.98 extending to 4.06 (15'2" max x 9'9" extending to 13'3")

Range of gloss white base units comprising cupboards and drawers finished with gold trim handles. Matching wall cupboards offer further great storage. Wood work tops give plenty of working space and a cleverly matching fitted table is perfect for family meals. Behind the worktops are tiled splash backs and a clear glass backsplash behind the five burner AEG gas hob gives a practical solution for easy cleaning. Above is a designer style cooker hood further enhancing the high quality feel to the kitchen. There is a built in fridge freezer behind the white high gloss doors. Other built in appliances include a dishwasher, NEFF oven and NEFF microwave. Double glazed window with rear aspect. Tiled floor. An open cupboard is currently being used as a pantry. Designer upright radiator. Staircase leads to the first floor. Double glazed door leads to the garden.

FIRST FLOOR

LANDING

Staircase leads to the ground floor. Double glazed window. Loft access.

BEDROOM 1 3.24 to wardrobes x 2.88 (10'7" to wardrobes x 9'5")

Double glazed window with front aspect. Generous built in wardrobes. Useful high level storage over the bed. Coved. Radiator.

BEDROOM 2 2.98 max x 2.87 max (9'9" max x 9'4" max)

Double glazed window with rear aspect and views to the hills in the distance. Coved. Radiator.

BEDROOM 3 2.71 max x 1.92 (8'10" max x 6'3")

High level built in cabin bed. Coved. Radiator. Built in cupboard.

BATHROOM 2.23 into cupboard x 1.88 (7'3" into cupboard x 6'2")

Double glazed frosted window. Tiled walls and floor. P shaped bath with shower over and recess for toiletries. Wall mounted basin and modern enclosed cistern toilet. Storage cupboard cleverly located above the staircase making excellent use of space. Ceiling spot lights. Heated towel rail.

OUTSIDE

FRONT

Blocked paved driveway for two cars. Steps lead down to the front door. Storage area.

REAR GARDEN

An impressive entertainment space. From the back door is a raised patio space ideal for outside dining. A useful storage shed. Steps lead down to the main garden which is laid to artificial turf with a raised flower bed. There is an impressive outside wood built bar with a BBQ space adjacent to it and a decked area with a hot tub. On a practical note, there is a power point and a tap.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is B. 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 & North East Somerset

Main services. Gas. Electric. Mains water and drainage.

Mobile phone signal available EE, Tree, 02, Vodaphone Source Ofcom

Broadband Ultrafast 1000mps. Source Ofcom

