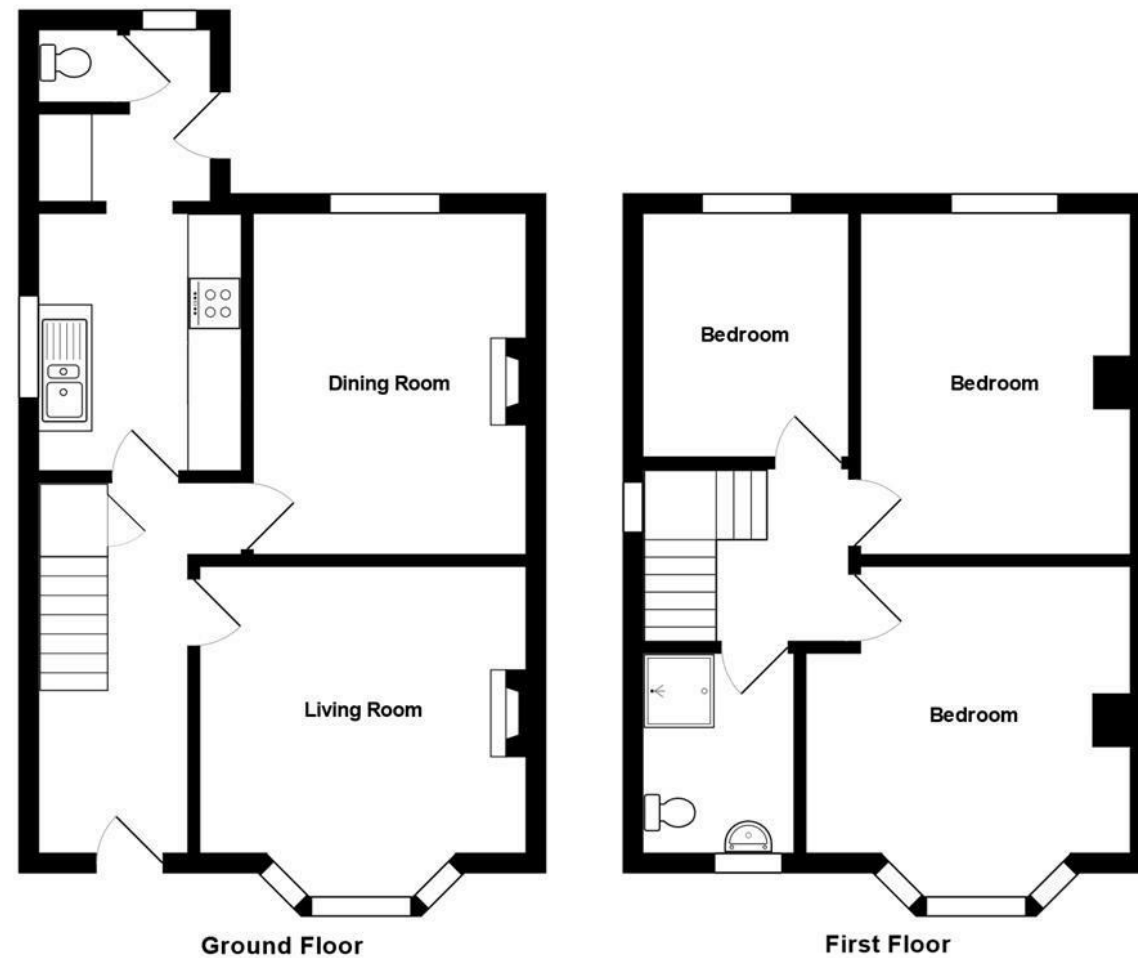


489 Bath Road, Salford, Bristol, BS31 3BA
 Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

20 Fuller Road, Lower Swainswick, Bath, BA1 7BB



Total Area: 88.3 m² ... 950 ft²

All measurements are approximate and for display purposes only.



Price Guide £360,000

1930s traditional bay fronted Bath stone semi detached house in need of refurbishment set in a popular location on the eastern side of the City of Bath.

- Available vacant with no upward sales chain
- In need of refurbishment throughout.
- Huge potential
- Hallway
- Two reception rooms
- Extended kitchen & Cloak/WC
- 3 Bedrooms
- Bathroom
- Gardens to front and rear in need of attention
- Popular location on the City edge close to Larkhall and open countryside.

www.daviesandway.com
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 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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20 Fuller Road, Lower Swainswick, Bath, BA1 7BB

This traditional bay fronted 1930s semi detached house comes to the market chain free as a renovation project with great potential.

The accommodation is conventionally arranged with hallway, 2 separate reception rooms, kitchen and cloakroom WC on the ground floor and 3 bedrooms and a wet room upstairs. Outside are gardens to front and rear with unrestricted on street parking.

The property is situated on Fuller Road on the borders of Lower Swainswick and Larkhall on the eastern side of the City of Bath. Amenities are close by in the village of Larkhall and on the London Road. The City Centre with its renowned range of amenities is just under 3 miles away with good public transport links and a mainline railway station. The property also offers good access to the M4 at Junction 18 via the A4

GROUND FLOOR

ENTRANCE HALL

Staircase rising to first floor with cupboard beneath. Laminate flooring.

SITTING ROOM 3.71m into bay x 3.75m (12'2" into bay x 12'3")

Coved ceiling. Radiator under the bay window. Ceiling fan / light.

DINING ROOM 3.95m x 3.15m (12'11" x 10'4")

Window with view over the garden. Coved ceiling. Laminate flooring. Ceiling fan / light.

KITCHEN 4.92m x 2.36m (16'1" x 7'8")

Extended galley kitchen with fitted wall and floor units with inset sink, a mixer tap and plumbing for washing machine. Laminate worktops. Tiled splashback. Window with side aspect. Cooker hood.

CLOAKROOM/WC

Included in kitchen measurements. Low level suite. Radiator

FIRST FLOOR

LANDING

Access to roof space

BEDROOM 3.80m into bay x 3.83m (12'5" into bay x 12'6")

Radiator under the bay window. Ceiling fan with a light. Coved ceiling.

BEDROOM 2.89m x 2.13m (9'5" x 6'11")

Window with rear aspect and a radiator below. Coved ceiling.

BEDROOM 2.86m x 2.40m

Window with radiator underneath.

BATHROOM

Now a wet room with WC, wash basin with a tiled splashback and shower. Radiator.

OUTSIDE

FRONT

Overgrown front and side garden laid mainly to lawn. Pedestrian side access.

REAR GARDEN 15m x 8.4m (49'2" x 27'6")

Enclosed southerly facing garden in need of cultivation. Timber Shed. Patio area and pathway leads down the garden.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. 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. All mains services

Mobile phone signal. outdoor. EE O2 Vodaphone Three. Likely

Broadband. Superfast 71mps Source Ofcom

The property is being sold by administrators to close a deceased estate. In these circumstances we have not been able to complete our usual due diligence for the seller to confirm and approve these particulars. They have no first hand knowledge of the property. Therefore prospective buyers should satisfy themselves as to the property before submitting an offer.

