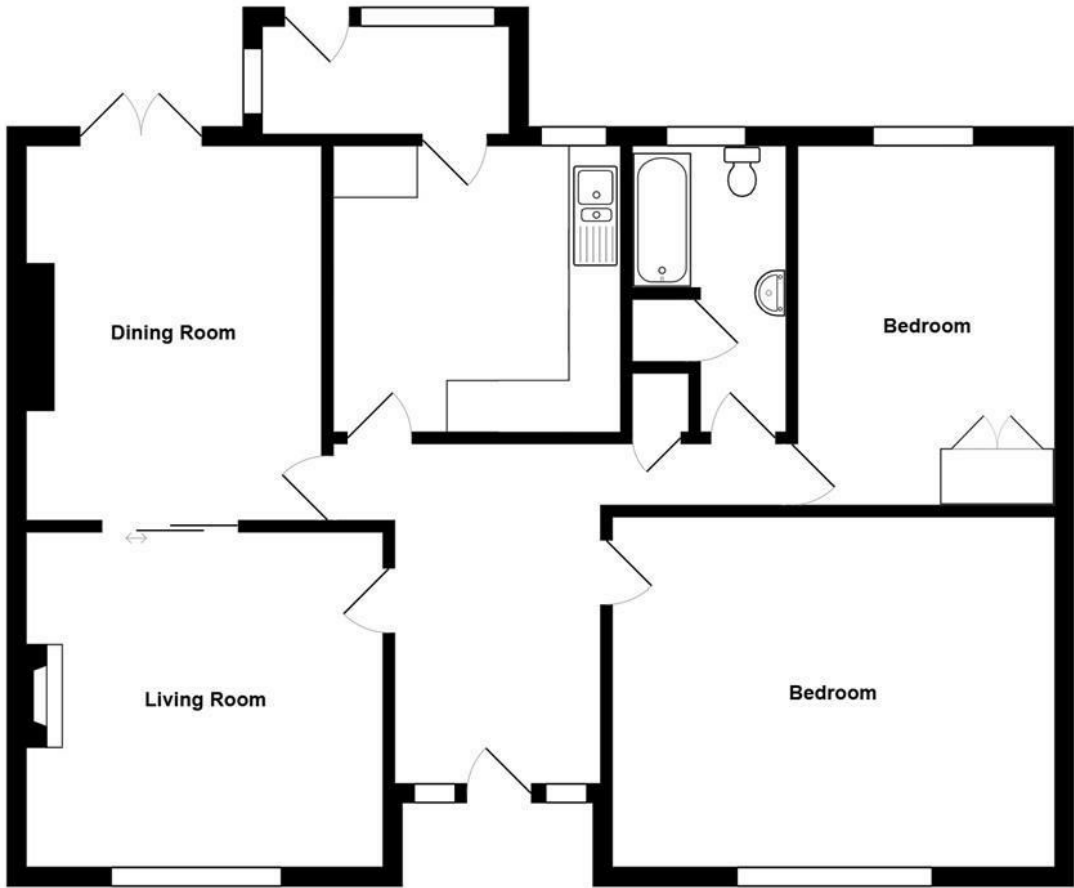


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 106.0 m² ... 1141 ft²

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Karena Westfield Park South, Newbridge, Bath, BA1 3HT



£480,000

An individual detached "true"bungalow set on a good size level plot in Newbridge on the Western side of the City.

- Available vacant with no upward sales chain
- Built in 1961 with scope to extend, subject to planning consent
- 1141 sqft of versatile accommodation on one level
- Huge potential for loft conversion
- Wide entrance hall
- Two separate reception rooms
- Kitchen/breakfast room
- 2 double bedrooms
- Bathroom
- Good size level garden and off street parking.



Karena Westfield Park South, Newbridge, Bath, BA1 3HT

Karena is an individual detached "true" bungalow built by the present vendors family in 1961 and available on the open market for the first time. The bungalow offers particularly generous and versatile accommodation with excellent room sizes throughout. Approached through a central hallway there are two separate reception rooms, a kitchen/breakfast room, two good size double bedrooms and a bathroom.

The attic area is unexploited with great potential for conversion to provide additional accommodation with clear scope for a staircase from the particularly wide hallway.

On the outside lies a good size level plot with gardens to the front and rear and ample off street parking.

The property is situated in the Newbridge area of Bath on the western outskirts close to the Bristol-Bath Cycle Path and the Newbridge Park and Ride. It offers easy access to the City Centre by public transport with the added advantage of good access to Bristol without having to cross the city.

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

RECESSED STORM PORCH

Double glazed entrance door with matching side and top panels leading to

RECEPTION HALL 4.30m x 2.42m (14'1" x 7'11")

Radiator, uplighters, wood strip flooring, access to roof space, cupboard with Ideal gas fired boiler.

SITTING ROOM 4.23m x 3.96m (13'10" x 12'11")

Double glazed window to front aspect, tiled fireplace, radiator, sliding glazed door to dining room.

DINING ROOM 4.46m x 3.42m (14'7" x 11'2")

Separate door to hallway, radiator, double glazed french doors and side windows overlooking the rear garden.

KITCHEN/BREAKFAST ROOM 3.41m x 3.32m (11'2" x 10'10")

Range of fitted wall and floor units with inset stainless steel one and quarter bowl sink with mixer tap, rolled edged work surfaces and upstands. Plumbing for washing machine and canopied extractor hood, double glazed window to rear aspect, radiator, door to

REAR PORCH

In need of repair

BEDROOM ONE 5.25m x 4.15m (17'2" x 13'7")

Double glazed window to front aspect, radiator, ceiling mounted downlighters.

BEDROOM TWO 4.23m x 3.04m (13'10" x 9'11")

Double glazed window overlooking the rear garden, radiator. Built in wardrobe (included in measurements).

BATHROOM

White suite comprising bath with shower screen and mixer tap incorporating shower attachment, wc and pedestal wash basin. Tiled surrounds, radiator, built in shelved cupboard.

OUTSIDE

FRONT GARDEN 16m x 15m (52'5" x 49'2")

Level, laid to lawn with a tarmacadam driveway, parking and turning area. There is access to the side of the property leading to the

REAR GARDEN 13.5m x 10m (44'3" x 32'9")

The garden is level, laid to lawn with a timber garden storage shed, There is access to an under croft storage area beneath the bungalow.

TENURE

Freehold.

COUNCIL TAX

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

A new detached dwelling is in the course of construction on land immediately to the west of the property, which is in separate ownership.

All mains services, gas, electric, water and drainage. Ultrafast 1000mbps broadband available. Source - Ofcom.

Limited internal voice & data coverage available via EE, O2 & Vodafone but likely via Three. Likely voice and data coverage available externally via EE, O2, Three & Vodafone. Source - Ofcom.

