



69
MARKSBURY
BATH
BA2 9HP
£430,000



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ESTATE AGENTS

Positioned within the beautiful village of Marksbury, can be found this attractive, period home with stunning open views of the surrounding countryside.

This wonderful, semi-detached home has been vastly improved over the years, particularly within the past nine years, where the current owner has sympathetically modernised the home, now presenting as a warm and welcoming cottage. The accommodation is enhanced by means of a double storey extension to the rear aspect. Increasing the size of the property to both the ground and first floor. Previously the property benefitted from planning permission (now expired) to convert the loft into a third bedroom. Therefore providing the potential for any buyer to grow the house further over future years (subject to renewing the relevant permissions).

Externally the property benefits a block paved driveway, allowing for off street parking to the front aspect and side pedestrian access to the rear garden. The rear garden provides a real wow factor. Not only offering a quiet and secluded area to enjoy, but opening up and providing views of rolling countryside. With its Westerly orientation, a sunny afternoon and evening spot can be enjoyed, taking in the views from two, recently installed patio areas.

Internally, the charm of this inviting home instantly welcomes you via the entrance vestibule and into the lounge. The ground floor has an open plan feel, with the lounge area, perfectly placed around the log burning stove. The dining area can then be found adjacent to the kitchen with stairs then found, leading to the first floor. The kitchen can be found within the rear extension and benefits a replaced, modern fitted units and work surfaces. 'French' doors then provide the view and access to the rear garden. The first floor has a spacious feeling, with all rooms generous in proportions. The landing provides access to both double bedrooms. Either bedroom can be utilised as the principle room, with the front bedroom offering dual windows and with views of the village, whilst the rear bedroom is the best place to sit and enjoy the open countryside. The bathroom completes the accommodation and again impresses in size, whilst comprising a three piece white suite.

Marksbury is a small village situated directly between Bath & Bristol and benefits only a short drive to Keynsham, with its bustling high street, independent shops and supermarkets and the very handy Train Station. Marksbury Primary, a highly regarded primary school benefits the village and can be found within a moments walk. A fine example of a period home, proudly sat within the heart of this popular village - a must view!

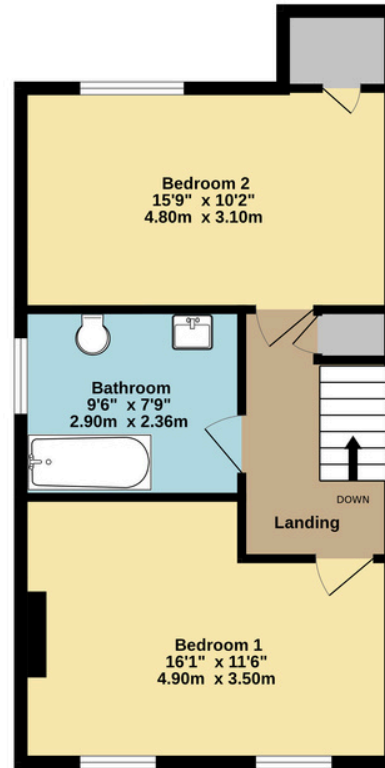
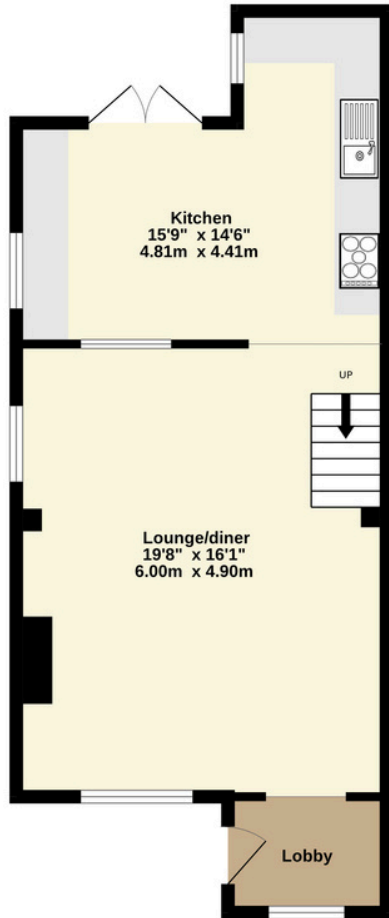






Ground Floor
533 sq.ft. (49.5 sq.m.) approx.

1st Floor
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.
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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Energy performance certificate (EPC)

69 Marksbury BATH BA2 9HP	Energy rating	Valid until:	19 September 2034
	E	Certificate number:	9813-3042-0201-8324-1204

Property type	Semi-detached house
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

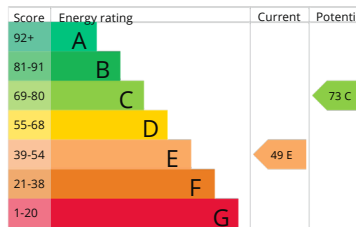
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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