



12 Westerleigh Road

Combe Down, Bath, BA2 5JE

Offers In The Region Of £450,000



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### Entrance Hall

UPVC Double Glazed Door to Side. Carpet Flooring. Door to Lounge/diner, stairs to first floor. Pendant Light Fitting. Coat Hooks.

### Lounge/Diner

UPVC Double Glazed Windows to Front. Doors to Hallway and Kitchen. Carpet Flooring. Pendant Light Fitting. Radiator.

### Kitchen

Recently Fitted Modern Kitchen with Wall and Base Units, Stainless Steel Sink and Drainer, Integrated Oven and Hob, Cooker Hood, Space for Fridge/Freezer, Vinyl Flooring. Doors to Utility Room and Doorway to Lounge/Diner.

### Utility Room

Double Glazed Window to Rear. Doors to Rear Garden and Kitchen. Space for Washing Machine, Space for Tumble Dryer, Space for Freezer. Vinyl Flooring.

### Landing

UPVC Double Glazed Window to Side. Loft Access. Carpet Flooring. Pendant Light Fitting. Doors to 3 Bedrooms and Family Bathroom.

### Bedroom 1

Double Glazed Window to Front. Radiator. Carpet Flooring. Wall Lights and Pendant Light Fitting.

### Bedroom 2

Double Glazed Window to Rear. Radiator. Carpet Flooring. Pendant Light Fitting and Wall Light.

### Bedroom 3

UPVC Double glazed Window to Front. Carpet Flooring. Radiator. Pendant Light Fitting.

### Family Bathroom

UPVC Double Privacy Glazed Window to Rear. Modern White Suite Comprising: Pedestal Wash Hand Basin, Bath with Shower Over and Shower Screen, Low Level WC, Radiator. Vinyl Flooring.

### Front Garden

Driveway with Off Street Parking. Path to Side Door and Gate to Rear Garden.. Trees, Shrubs, Bushes.

### Driveway

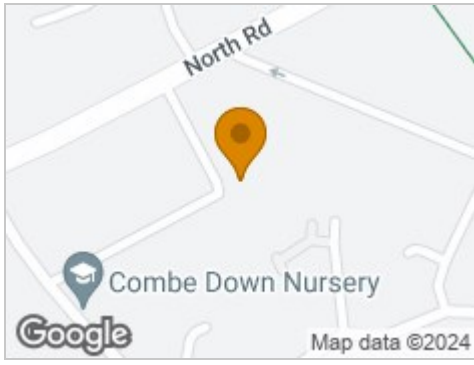
Off Street Parking

### Rear Garden

Patio Area, good sized Garden laid to lawn with trees, shrubs, bushes, flowers, bordered by hedges and fencing.



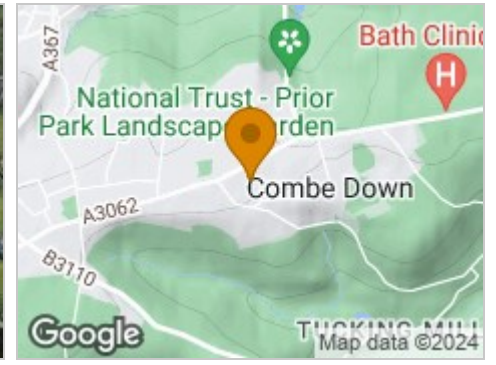
## Road Map



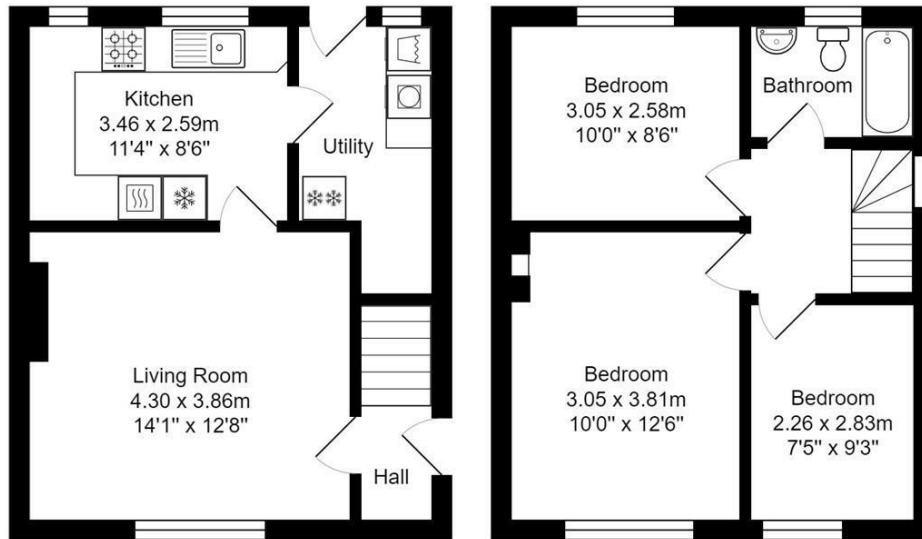
## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor  
Area: 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>

First Floor  
Area: 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>

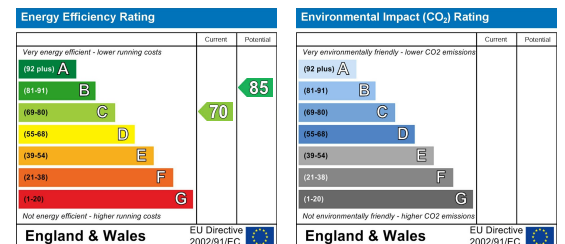
Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk

## Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.