



## 33a Westerleigh Road

Combe Down, Bath, BA2 5JE

Asking Price £530,000





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## Entrance Hall

UPVC Double Glazed Door to Front. Window Double Glazed to Front. Radiator. Carpet Flooring. Doors to Cloakroom and Inner Hallway.

## Hallway

Door to Front. Stairs to First Floor. Radiator. Pendant Light Fitting. Carpet Flooring. Doors to Utility, Living Room, Lounge/Bedroom.

## Reception/Bedroom

Double Glazed Windows to Front. Radiator. Carpet Flooring. Picture Rail. Pendant Light Fitting.

## Living Room

Patio Doors to Conservatory. Picture Rail. Pendant Light Fitting. Radiator. Carpet Flooring.

## Kitchen

Double Glazed Window to Side. Privacy Glazed Window to Side. Fitted Kitchen with Wall and Base Units. Work Surfaces, Tiling to Worksurfaces. Plumbing for Washing Machine. Space for Cooker. Space for Fridge/Freezer. Stainless Steel Sink and Right Hand Drainer. Doors to Conservatory and Opening to Utility Area. Wooden Flooring. Pendant Light Fitting.

## Utility Room

Double Glazed

## Sun Room

UPVC Double Glazed Door to Rear Garden. UPVC Double Glazed and Stone Construction. Rippled UPVC Roof. Radiator. Uplighters. Patio Doors to Living Room/Dining Room. Door to Kitchen.

## Landing

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

## Bedroom 1

UPVC Double Glazed Window to Front. Radiator. Pendant Light Fitting. Carpet Flooring. Door to Landing. Door to En Suite.

## En Suite

UPVC Privacy Glazed Porthole Window to Front. White Suite Comprising: Bath with Shower Over. Full Tiling to Walls. Wash Hand Basin. Low Level WC. Extractor Fan. Shaver Point. Chrome Ladder Radiator. Vinyl Flooring.

## Bedroom 2

UPVC Double Glazed Window to Rear. Built in Wardrobes along one entire wall. Radiator. Picture Rail. Carpet Flooring. Pendant Light Fitting.

## Bedroom 3

UPVC Double Glazed Window to Rear. Radiator. Picture Rail. Carpet Flooring. Pendant Light Fitting. Door to Landing.

## Family Bathroom

Double Privacy Glazed Window to Side. White Suite Comprising: Bath with Shower over and Shower Screen. Pedestal Wash Hand Basin. Low Level WC. Extractor Fan. Filing to Wet Areas. Chrome Ladder Radiator. Woodlook Flooring. Bulkhead Light Fitting.

## Parking

Plenty of Off Road Parking.

## Garage

Single Up and Over Door to Garage.

## Front Garden

Corner Garden wrapped around to side. Laid mainly to lawn with block paved driveway and gravel parking areas.

## Rear Garden

Shed. Laid mainly to lawn with patio area. Side gate to front.



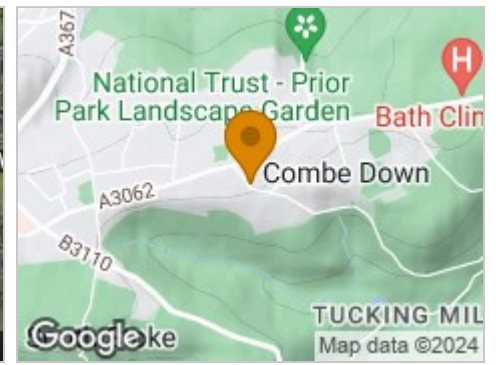
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0**

- Bedroom: 11'8" x 11'7" (3.57 x 3.54 m)
- Living Room: 11'10" x 10'6" (3.61 x 3.22 m)
- Sunroom: 8'7" x 13'10" (2.63 x 4.23 m)
- Kitchen / Utility Room: 18'10" x 9'11" (5.76 x 3.04 m)
- Hallway: 9'8" x 6'0" (2.90 x 1.84 m)
- Entry: 5'0" x 5'5" (1.53 x 1.65 m)
- WC: 4'10" x 2'5" (1.50 x 0.75 m)

**Floor 1**

- Bedroom: 11'10" x 11'6" (3.61 x 3.53 m)
- Bedroom: 11'11" x 10'4" (3.63 x 3.17 m)
- Bedroom: 8'11" x 8'11" (2.47 x 2.74 m)
- Bathroom: 5'0" x 8'4" (1.53 x 2.55 m)
- Bathroom: 6'3" x 9'1" (1.91 x 2.78 m)
- Landing: 3'7" x 7'0" (1.10 x 2.16 m)

**Approximate total area<sup>(1)</sup>**

1110.16 ft<sup>2</sup>  
103.14 m<sup>2</sup>

(1) Excluding balconies and terraces

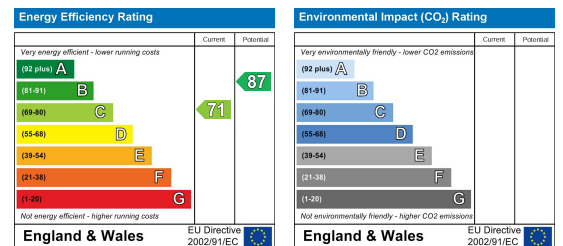
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

## 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



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