



## East End House Tynning Road

Combe Down, Bath, BA2 5ER

Asking Price £850,000





# East End House Tynning Road

Combe Down, Bath, BA2 5ER

Asking Price £850,000



## Porch

Stone and UPVC Double Glazed Windows and Door to Front. Tiled Flooring.

## Lounge

Wooden Door to Front. Bay Window, Fire Place with Gas Fire, Carpet Flooring, Pendant Light Fitting. Radiator.

## Dining Room

Two UPVC Double Glazed Windows to Front. Carpet Flooring. Radiator. Pendant Light Fitting.

## Kitchen

UPVC double Glazed Window to Rear. Modern Fitted Kitchen with Wall and Base Units, Wood Work Surfaces, Integrated Gas Hob, Integrated Electric Double Oven, Cooker Hood with Lights and Extractor, Space for Fridge/Freezer, Shelves, Radiator. Door to Utility Room, Opening to Lounge/Dining Room, Vinyl Flooring, Spot Lights.

## Utility Room

UPVC Double Glazed Door to Rear Garden, Wood Work Surface, Combi Boiler, Plumbing for Washing Machine, Space for Tumble Dryer, Tiling around Work Surface, Vinyl Flooring, Spot Lights. Door to Kitchen.

## Study

Doors to Dining Room and Cloakroom, UPVC Double Glazed Window and Door to Rear, Pendant Lighting, Vinyl Flooring. Built in Cupboard. Stairs to First Floor.

## Cloakroom

Modern White Suite Comprising: Grey Colour Vanity Wash Hand Basin, Low Level WC, Radiator, Vinyl Flooring, Spot Lights.

## Bedroom 1

Bay Windows to Front, Carpet Flooring, Pendant Light Fitting, Radiator, Door to Landing.

## Bedroom 2

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

## Bedroom 3

UPVC Double Glazed Windows x 2 to Rear, Carpet Flooring, Pendant Light Fitting, Radiator, Door to Landing.

## Bedroom 4

UPVC Double Glazed Windows to Front, Carpet Flooring, Pendant Light Fitting, Radiator. Built in Cupboard, Door to Landing.

## Bedroom 5

UPVC Double Glazed Window to Side, Velux Window, Carpet Flooring, Electric Radiator. Light Fitting.

## Rear Garden

Easily Maintained Artificial Lawn with Access to Study and Utility Room. Side Access to Garages and Parking.

## Front

UPVC Double Glazed Door and Windows to Front. Tiled Flooring.



## Road Map



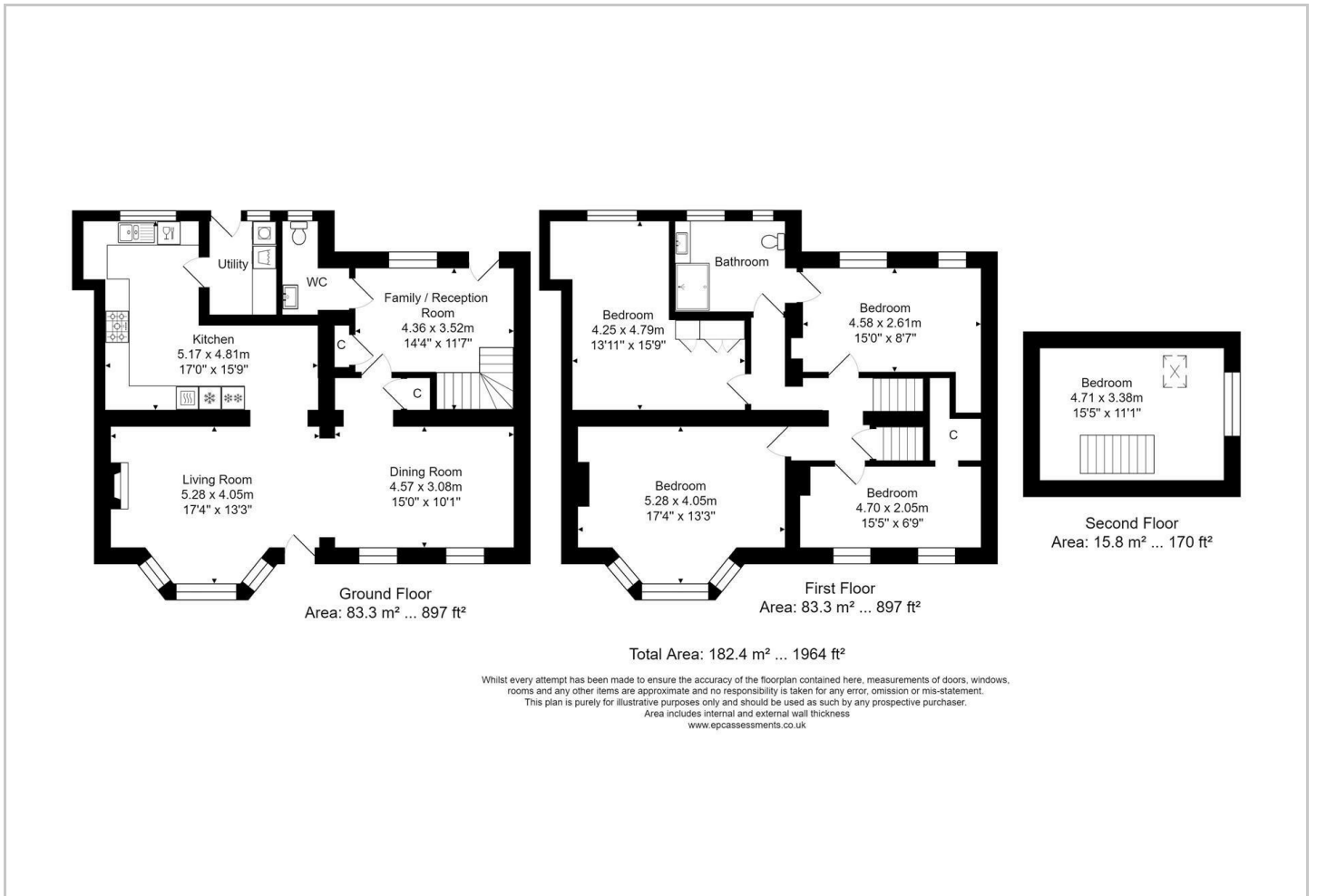
## Hybrid Map



## Terrain Map



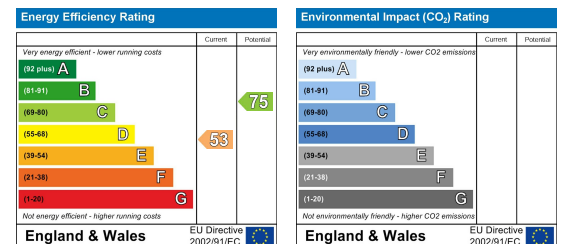
## Floor Plan



## 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.