

Bramleys
Bannerdown Road | Batheaston







Summary

Bramleys is a delightful 4 bedroom detached well-presented home that sits at the foot of Bannerdown Road and has excellent views over open countryside from the side and rear of the house. This light and airy house offers an excellent balance between internal accommodation and the outside gardens. As well as a double garage there is driveway parking for several vehicles. Bramleys offers a short walk to Batheaston village, with GP Surgery, Chemist, Spa Shop, Post Office and a Primary School.

Location

Bannerdown is an established and highly residential location, on the eastern outskirts of Bath in the suburb of Batheaston, approximately 3.5 miles from the World Heritage City of Bath. Nearby villages include Bathford and Larkhall where there are a number of local shops and amenities, including general stores, doctors' surgery, chemist and excellent village schools. Larkhall village also offers a hardware store, Butchers, Delicatessen, Wine Merchants and the Rondo Theatre. Within a drive, along the London Road there is a Morrisons supermarket. Walks through wonderful open countryside including the cycle path through the Meadows and along the Kennet and Avon Canal in easy reach. Excellent bus service.







- 4 Bedrooms
- Detached residence
- Lounge with separate dining room
- Excellent condition
- Private south westerly facing rear garden

- Double garage and driveway for numerous cars
- Batheaston location
- Bathroom complete with shower cubicle and separate cloakroom
- Light and airy contemporary living space
- Views to front





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Bedroom Dining Room Bedroom 3.42 x 3.36m 3.36 x 3.29m 3.32 x 4.27m 11'3" x 11'0" 11'0" x 10'10" 10'11" x 14'0" Living Room 3.96 x 6.25m 13'0" x 20'6" Landing Kitchen Bedroom 3.35 x 3.00m 3.39 x 2.75m Bathroom 11'0" x 9'10" 11'1" x 9'0" **Utility Room** Bedroom Hallway **Jnderstairs** 3.37 x 1.89m Storage 11'1" x 6'2" Entrance Hall Ground Floor Area: 61.3 m² ... 660 ft² Garage 5.27 x 5.22m Total Area: 128.9 m² ... 1387 ft² (excluding garage) 17'3" x 17'2" 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 First Floor

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Area: 67.5 m² ... 727 ft²