



**Cam Vale, Peasedown St. John, Bath ,**

**£375,000**

- Energy Rating - C
- Close Commuting Distance To The City Of Bath
- Semi Detached Bungalow
- Viewings Highly Recommended
- 3D INTERACTIVE TOUR
- Updated Throughout
- Tenure - Freehold
- Council Tax Band - C
- Beautifully Presented
- No Onward Sales Chain

Updated throughout with a modern look. Barons are delighted to welcome to the market this beautifully presented Bungalow in Peaesdown St John. Close commuting distance to the City Of Bath and all other local amenities. The property comprises a bright and airy open plan kitchen/living area with bi folding doors leading out onto a decking and grassed area. Further on you are greeted with three double bedrooms and a family bathroom. The property also benefits from gas central heating, UPVc double glazing, ample parking and a garage. Viewings are highly recommended so call Baron today on 01761 411411 to avoid disappointment.

**Kitchen/Living Area 19'10" x 11'7" (6.07 x 3.55)**

**Bedroom One 15'3" x 10'11" (4.67 x 3.35)**

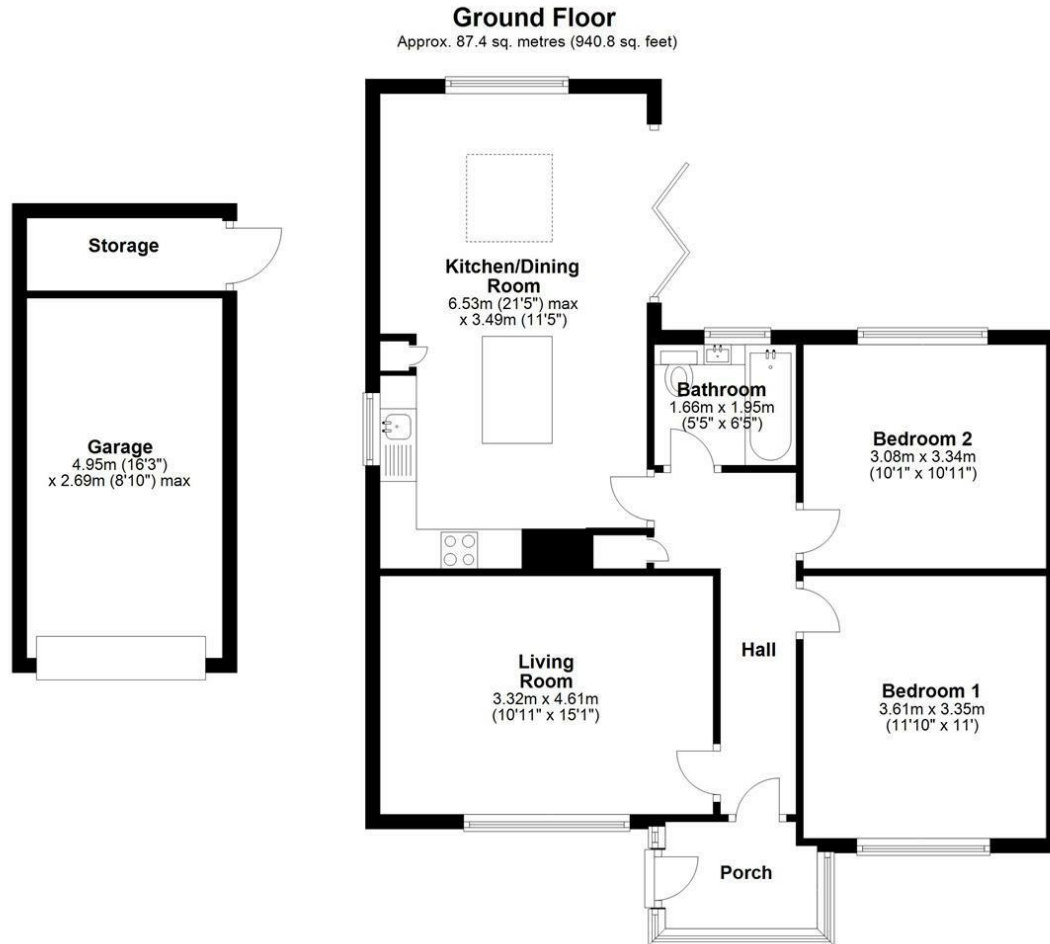
**Bedroom Two 11'11" x 11'0" (3.64 x 3.37 )**

**Bedroom Three 11'0" x 10'2" (3.37 x 3.12)**

**Bathroom 6'4" x 5'3" (1.95 x 1.61)**

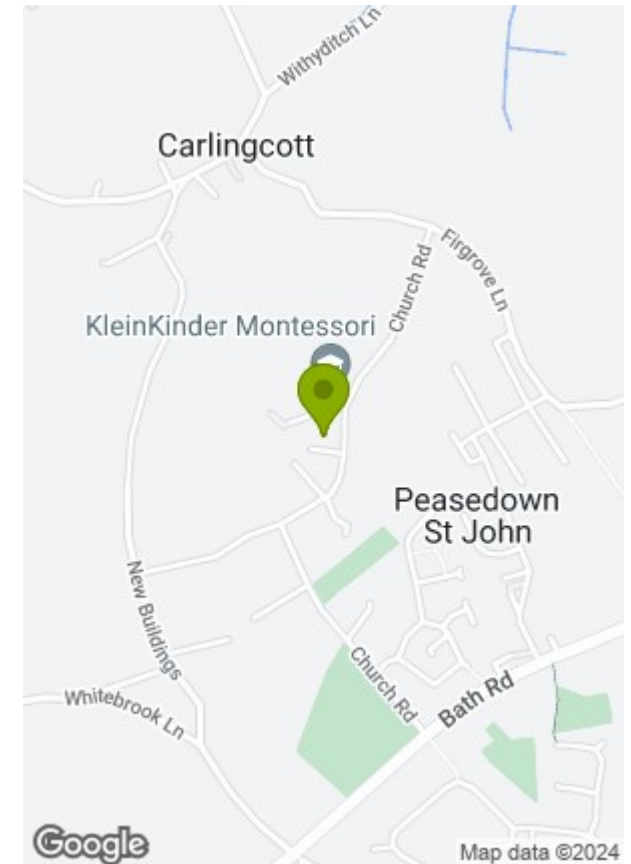






Total area: approx. 87.4 sq. metres (940.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee of their operability or efficiency can be given.  
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		85
A	(81-91)		
B	(69-80)		
C	(55-68)		71
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus)		
A	(61-81)		
B	(40-60)		
C	(21-39)		
D	(1-20)		
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.