



**Church Road, Bath, BA2 8AB**

**£357,000**



- Well Presented Throughout
- Energy Rating - D
- Parking
- Stunning Views
- Integrated Appliances
- Council Tax - B
- 3D INTERACTIVE TOUR
- Tenure - Freehold
- NO ONWARDS CHAIN
- Utility Room

Barons are delighted to welcome to the market the former Old School House of Peasedown St John which has been converted into a well presented Bungalow. Close commuting distance to the City Of Bath and all other local amenities. The property comprises Entrance hallway, utility, feature open plan lounge, kitchen and dining room offering lots of space and modern fitted units. The master bedroom enjoys fitted wardrobes and an ensuite. There are two further rooms one currently used as a bedroom the other as a addition room, its original concept would be as a bedroom, this room would make an ideal study or walk in wardrobe. A family bathroom with a shower over bath. Outside the property is accessed via a private drive with parking, then follows the garden space which is fully enclosed and private. Fantastic rural valley views complete this property with a sunny south westerly aspect. The Property also benefits from gas central heating, UPVc double glazing. Viewings are highly recommended so call Barons today on 01761 411411 to avoid disappointment.

**Kitchen/Dining/Living Room 22'5" x 12'10" (6.85 x 3.93)**

**Utility 6'3" x 4'8" (1.91m x 1.42m)**

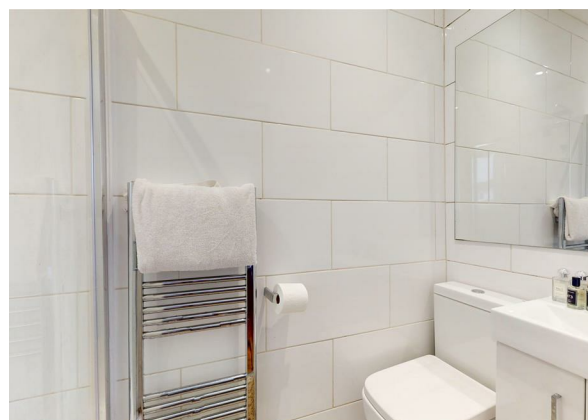
**Bedroom One 11'8" x 10'4" (3.58 x 3.17)**

**En-Suite 8'1" x 3'0" (2.46m x 0.91m)**

**Bedroom Two 10'3" x 7'11" (3.13 x 2.43)**

**Bedroom Three 10'4" x 6'3" (3.15 x 1.93)**

**Bathroom 7'1" x 5'4" (2.16m x 1.63m)**

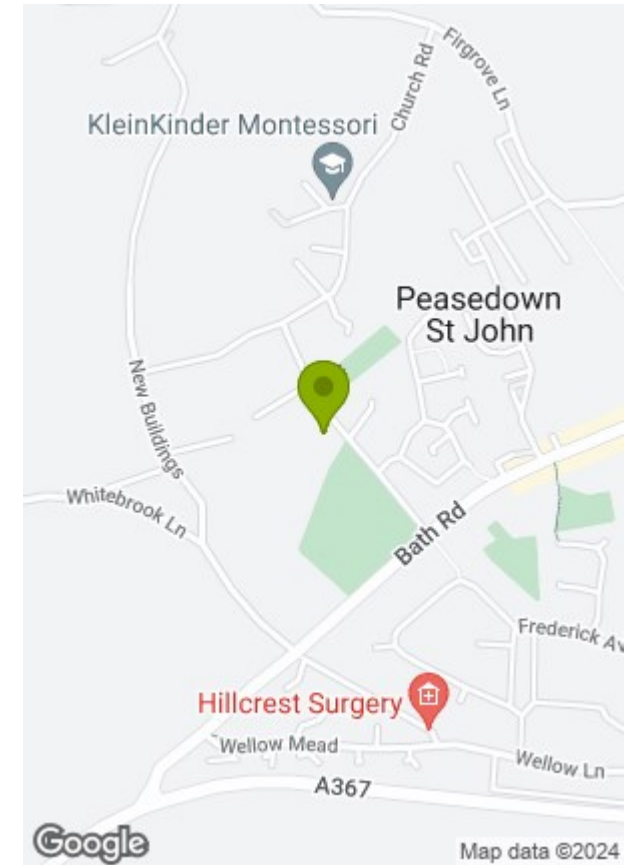








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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		81	
		59	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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