



Hill View, Farrington Gurney, BS39 6UJ

£352,000

- Large Garden
- Ample Parking
- Spacious Property
- 3D Interactive Tour
- Quiet Location
- Tenure - Freehold
- Council Tax Band - B
- Energy Rating - D
- Four Bed
- Detached Garage

Barons Property Centre welcomes to the market this spacious family home in Farrington Gurney, conveniently located within easy travel distance to Bath and Bristol. BARONS are delighted to present this well-maintained property, featuring ample parking and a fantastic-sized rear garden. The property boasts character and includes a Rayburn cooker and an open fireplace.

The ground floor offers a comfortable living room, a kitchen/dining room, a cloakroom, and a downstairs bathroom. Upstairs, you will find four well-sized bedrooms, three of which are doubles, and a Juliet WC. The home benefits from gas central heating, UPVC double glazing, and a detached garage with a driveway. Don't miss out—call us today on 01761 411411 to schedule a viewing and avoid disappointment!

Kitchen / Dining Room 15'4" x 13'6" (4.68 x 4.12)

Living Room 17'8" x 10'11" (5.41 x 3.34)

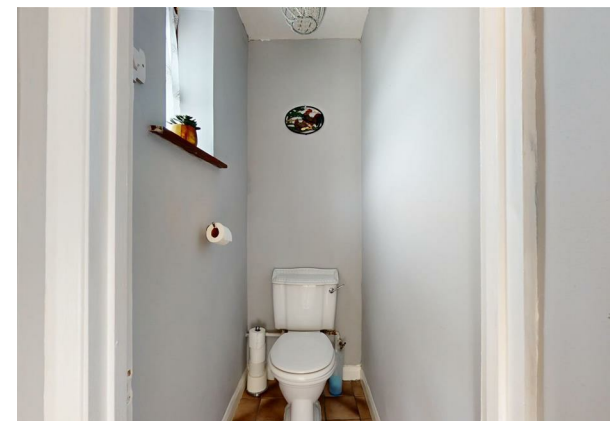
Bathroom 10'4" x 5'5" (3.15 x 1.67)

Bedroom One 14'2" x 10'6" (4.34 x 3.21)

Bedroom Two 10'11" x 10'11" (3.34 x 3.33)

Bedroom Three 10'11" x 9'11" (3.35 x 3.04)

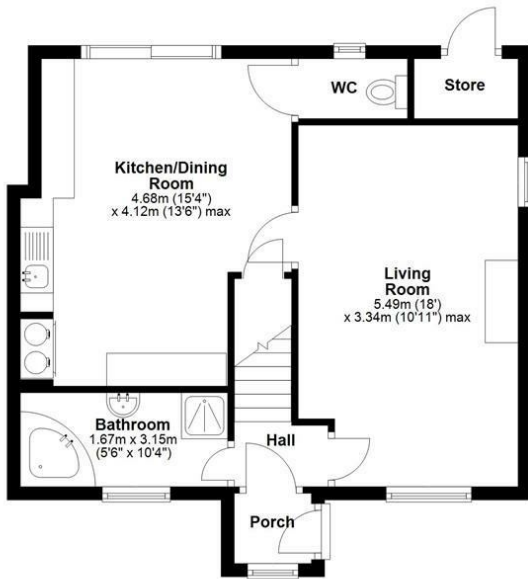
Bedroom Four 11'3" x 6'0" (3.45 x 1.84)





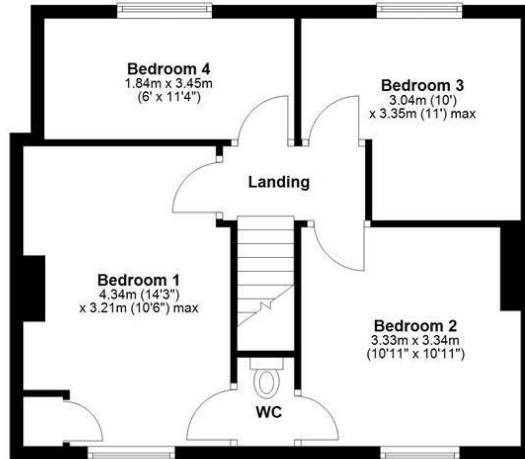
Ground Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Outbuilding

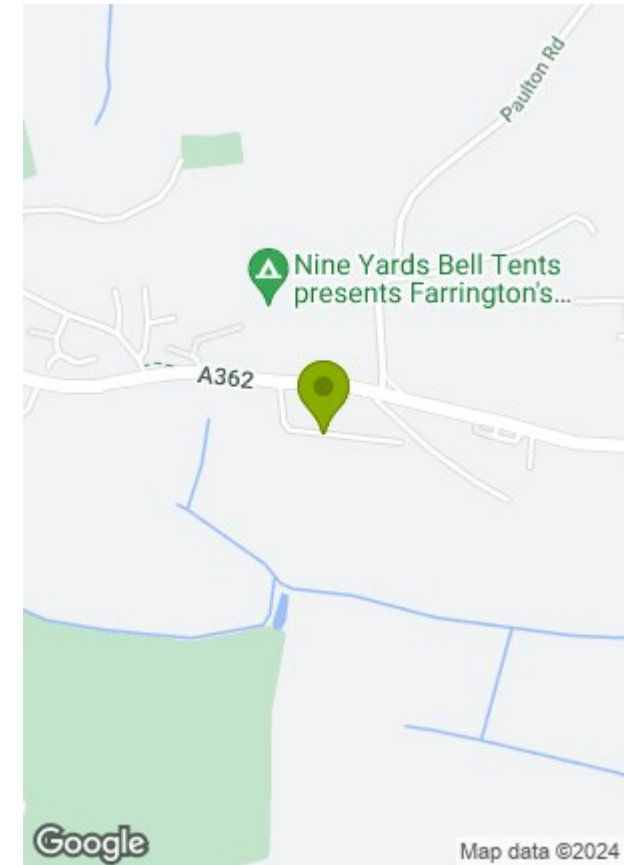
Approx. 16.0 sq. metres (172.7 sq. feet)



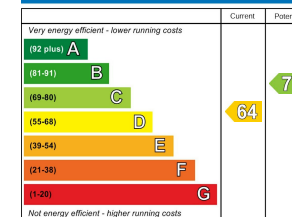
Total area: approx. 115.3 sq. metres (1241.0 sq. feet)

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 to their operability or efficiency can be given.

Plan produced using PlanUp.

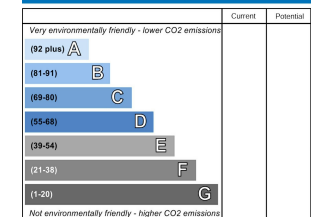


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



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.