



Underleaf Way, Peasedown St John, Bath , BA2 8SR

£365,000

- **Sought After Location**
- **Spacious Family Home**
- **Close Commuting Distance To The City Of Bath**
- **Energy Rating - D**
- **Garage & Parking**
- **Private Rear Garden**
- **Tenure - Freehold**
- **Council Tax Band - D**

Barons are delighted to offer for sale this beautifully maintained three bedroom detached home, positioned in a peaceful cul-de-sac within the ever-popular village of Peasedown St John. Ideally located close to local shops, schools, and amenities, with excellent transport links into Bath city centre, this property is perfectly suited to families and commuters alike.

The light and spacious accommodation comprises an entrance hallway, a generous living/dining room with French doors opening onto the rear garden, a modern kitchen/breakfast room, a useful downstairs cloakroom, and a bright conservatory overlooking the garden.

On the first floor are three well-proportioned bedrooms, all with built-in wardrobes. The master bedroom further benefits from its own En-suite shower room, complemented by a modern family bathroom. The home also features gas central heating and UPVC double glazing throughout.

Externally, the property offers an enclosed rear garden with a level lawn, patio seating area, and mature shrub borders—ideal for outdoor dining and family enjoyment. To the front, a single garage and driveway provide convenient off-street parking.

Contact us today on 01761 411 411 to arrange a viewing.

Living Room 25'3" x 12'5" (7.71 x 3.81)

Kitchen 10'2" x 7'6" (3.12 x 2.31)

Dining Room 10'7" x 7'4" (3.24 x 2.26)

Conservatory 10'0" x 8'2" (3.07 x 2.51)

Bedroom One 10'5" x 8'11" (3.19 x 2.74)

Bedroom Two 10'5" x 8'11" (3.18 x 2.72)

Bedroom Three 12'8" x 6'9" (3.87 x 2.07)

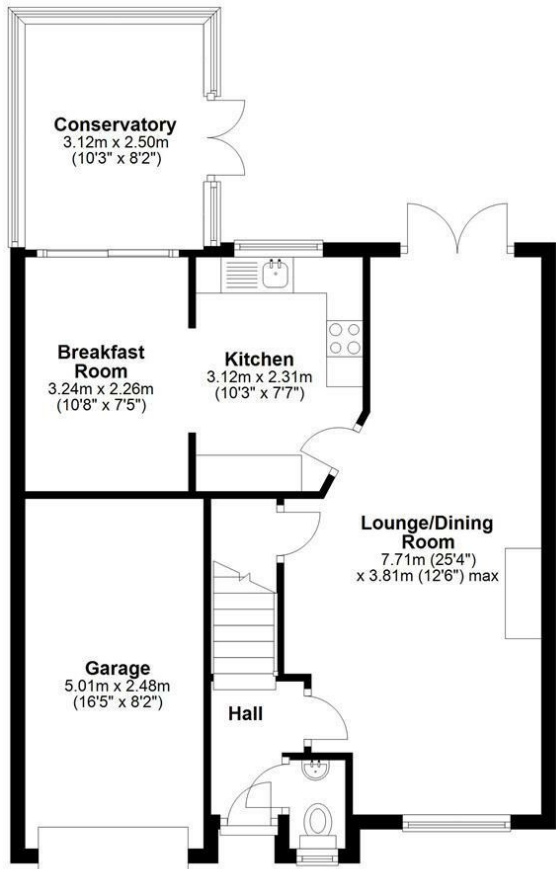
Garage 16'4" x 8'1" (5.00 x 2.47)





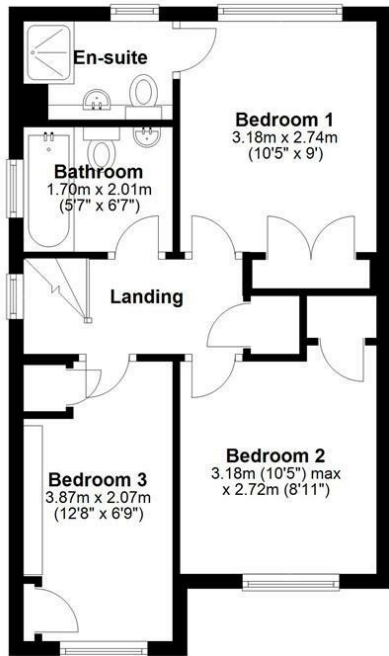
Ground Floor

Approx. 65.1 sq. metres (700.6 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



While every attempt has been made to ensure accuracy of the floor plan, measurements of door, 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 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.