



- An exceptional four bedroom semi detached home in a village location
- Attractive, feature living/dining/family room with bi-fold doors
- Separate lounge, well fitted kitchen and utility room
- Huge main bedroom with stylish en suite bathroom
- Private, fully enclosed rear garden, garage and parking
- Excellent commuter base for those needing access to Bath



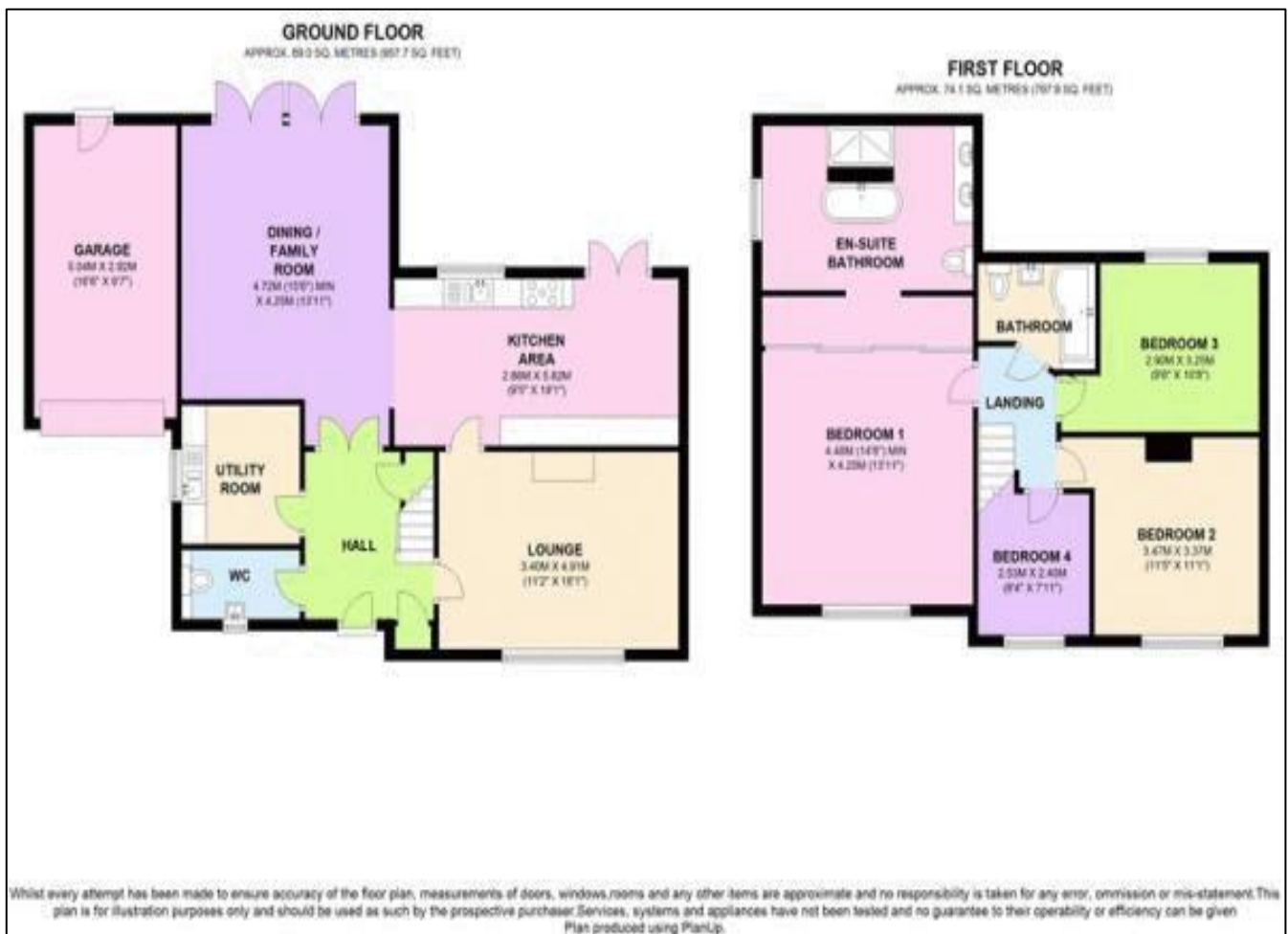
'This four bedroom semi detached home has so much living space and a superb feature living/dining/kitchen room with bi-fold doors to the garden which makes the perfect social family space!'

Immaculately presented throughout, this four bedroom semi detached home is one to be viewed to be fully appreciated and to really get a feel for the accommodation that is on offer. As you step through the front door there is a spacious entrance hallway with stairs to the first floor and doors to all ground floor accommodation. There is a cosy lounge with a doorway through to a good size kitchen/dining room and this flows perfectly into a large, family room with bi-folding doors which open out onto the garden. Also on the ground floor is a spacious utility room and a handy wc. On the first floor there are four bedrooms including an especially large main bedroom with an impressive wardrobe space and beyond this a feature en suite bathroom with free standing bath and walk in shower. The main family bathroom is also located on the first floor and is in very good order. GCH and double glazing. Externally the property has a large frontage laid to chippings proving lots of easy parking and can even accommodate a motorhome or caravan all in front of a single garage. At the rear there is a large level garden with a really private feel and comprises a well maintained lawn, extended patio, decked seating area and there is a personal door into the rear of the garage.

Agents Note: The roof space has been fitted with solar panels which are leased and have the remainder of the 25 year lease which commenced 2012 and contributes towards the daily running costs.

Wellow Lane is situated within a ten minute walk of the village centre, the Primary school and general amenities. The neighbouring city of Bath is approximately 7 miles away and there is regular public transport from the centre of the village.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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