

1 Westerleigh Villas

Peasedown St. John
BA2 8DS

Guide Price £250,000



- A semi detached three bedroom stone built cottage
- Requiring full renovation
- Ideal opportunity for a builder or investor
- Good size gardens with scope to extend
- Garage and parking to the front
- Offered for sale with no onward chain



'A semi detached stone built cottage requiring full renovation but set on a generous size plot in a quiet position!'

This three bedroom semi detached cottage is in need of full renovation but presents an interesting opportunity being sat on a good size plot with scope to extend subject to the necessary permission being obtained. The accommodation in its current layout offers entrance hallway with original tiled floor and stairs to the first floor. Bay fronted lounge with fireplace, separate dining room, kitchen and a ground floor bathroom. On the first floor there are three generous sized bedrooms. The property currently does not have any fixed heating but its largely double glazed. Offered for sale with no chain.

Externally the property has a sloping driveway and single garage which then leads up a good size plot with gardens to front side and rear.

The gardens require landscaping but provides plenty of outdoor space with lots of potential. Central to the village with all its amenities on hand, there is a bus stop nearby with buses running to Bath every ten to fifteen minutes. Bath city centre is seven miles and Bristol city centre is sixteen miles

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G	3 G	

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.