



- A three bedroom detached house just 6 miles from Bath city centre
- Lounge dining room with patio door opening onto the rear garden
- Immaculate fitted kitchen with integrated appliances
- Handy ground floor cloakroom, gas ch and double glazing
- Three bedrooms and attractive family bathroom
- Private drive parking, side garage and fully enclosed rear garden



"An immaculate three bedroom detached house located in a quiet cul de sac and just six miles from Bath city centre".

The accommodation comprises, entrance hallway with handy wc/cloakroom, an attractive lounge/dining room with patio doors opening onto the rear garden and there is a modern and tasteful fitted kitchen which also overlooks the garden. On the first floor there are three generous sized bedrooms, the master bedroom boasts a shower and there is a main family bathroom. The property benefits from mains gas central heating and double glazing.

Outside to front is a small level lawn garden, to the side the private drive provides parking for at least two cars in tandem and leads to a single garage with a modern electric door and has power and lighting. Gated access from the driveway opens onto the beautifully maintained and fully enclosed rear garden with a patio, level lawn and flower beds. The property is situated on a popular residential cul-de-sac on the edge of the village of Peasedown St. John. The village amenities including the school are still within easy walking distance and for those looking to commute, the city of Bath is approx 10 minutes drive and accessible via regular public transport.

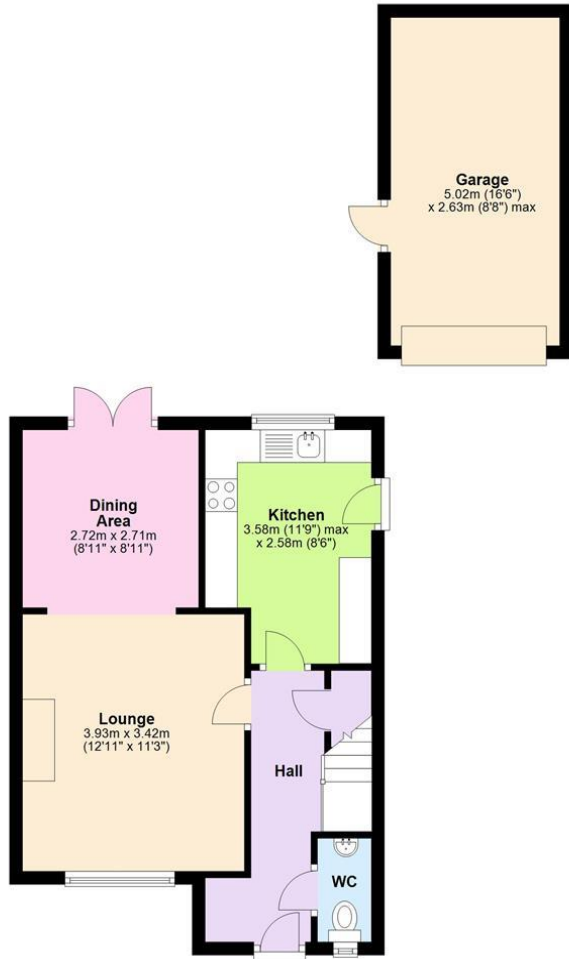
NB: Photos are from the previous listing.

**Tenure:** Freehold. **Council Tax Band:** D



**Ground Floor**

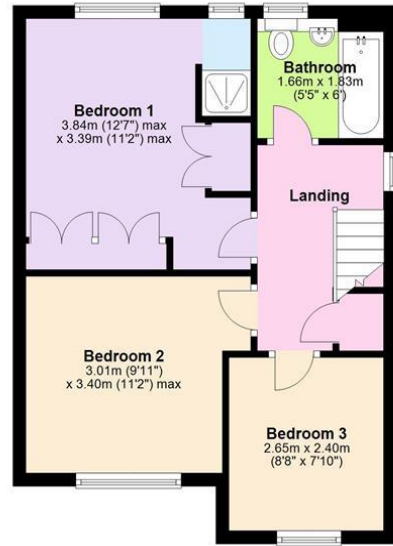
Approx. 52.4 sq. metres (563.8 sq. feet)



**Garage**  
5.02m (16'6")  
x 2.63m (8'8") max

**First Floor**

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.2 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.

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81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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