



- A modern terraced property enjoying a secluded position
- Entrance lobby into lounge with private view to front
- Kitchen dining room with patio doors onto the garden
- Two double bedrooms and bathroom with shower over bath
- Fully enclosed and private south facing garden to rear
- Two parking spaces side by side. 6 miles from Bath city centre



"An attractive two-bedroom modern home which enjoys a quiet and tucked away position overlooking grasslands, mature trees and benefitting from two parking spaces".

The accommodation comprises entrance lobby, lounge with window to front having a private view, a kitchen dining room to rear with patio doors opening onto a sunny south facing garden. On the first floor are two double bedrooms and a bathroom with shower over bath. Mains gas central heating and double glazing.

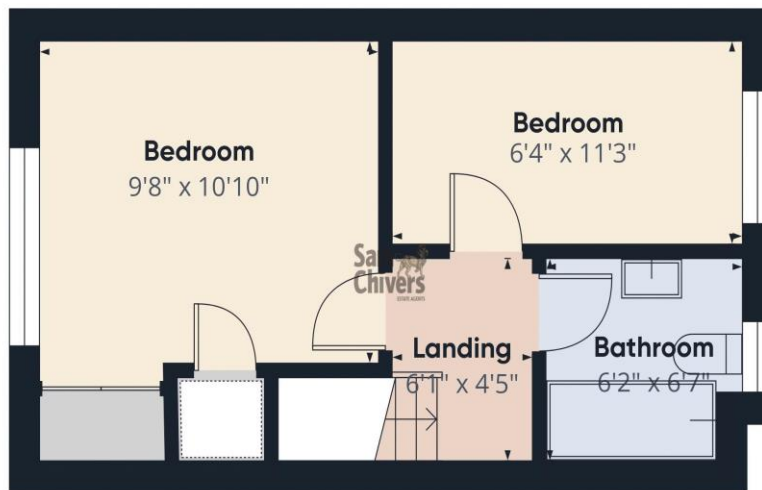
Outside to front, initially are two parking spaces situated side by side with pathway leading to the front door bordering a lawn and gravel garden. To the rear is a fully enclosed south facing garden with decked patio and lawn and much privacy.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
539.9 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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