



- A smart four bedroom detached family home
- Super, South facing, sunny rear garden
- Bay fronted lounge and light and bright dining room
- Generously sized bedrooms including an en suite shower room
- Garage and convenient driveway parking for at least two cars
- Excellent location with access to the Greenway close by

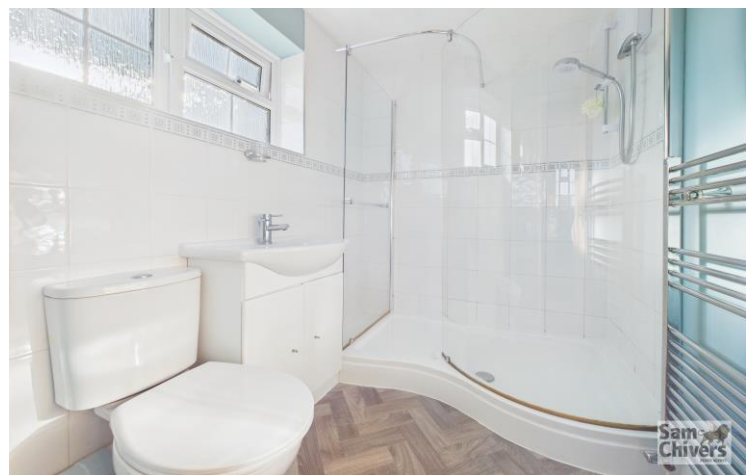


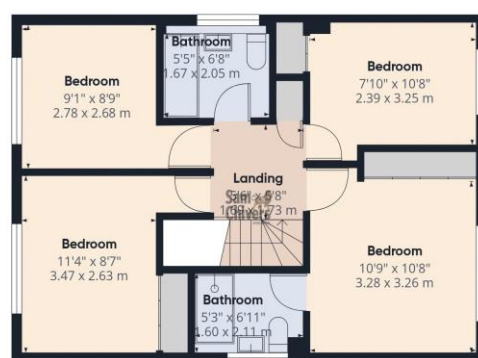
'Long Barnaby is a super location for the growing family with the Town, the Greenway and access to local schools all readily available and the property itself offers a great amount of space!'

This four bedroom detached family home forms part of the 1990's built Long Barnaby development, which has always proved a really popular spot for a wide variety of buyer types! The property enjoys beautifully kept accommodation which comprises entrance hallway with stairs to the first floor and door into a handy ground floor wc. There is a light and bright bay fronted lounge which flows nicely into a separate dining room with doors to the garden and a well fitted kitchen which could potentially be opened up with the dining room should a prospective buyer choose to do so. Also on the ground floor is a useful utility room with access to the garden and an internal door into the garage. On the first floor there are four double bedrooms all of which are a comfortable size including the main bedroom which has an en suite shower room as well as fitted wardrobes and there is the main family bathroom on the first floor. The property has GCH and double glazing.

Externally the property has driveway parking for two/three cars side by side in front of a single garage with power and lighting. At the rear there is a sunny south facing garden that has a very private feel and is laid to a paved seating area and mature lawn to the far end and there is an attractive pergola over part of the patio. Side access pathway. Agents Note: The roof space has been fitted with solar panels that are leased. For further information please refer to the agent.

Long Barnaby is a well established residential development constructed by Tarmac homes circa 1990. It is a ten minute walk from the house to the top of the High Street where a wide selection of shops and services can be found. Regular public transport also passes through the town to both Bath and Bristol. Bath city centre is eleven miles and Bristol city centre is fifteen miles.





Approximate total area[®]

1377 ft²

128 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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55-68	D		
39-54	E		
21-38	F		
1-20	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.