



- A smart and modern detached property just 6 miles from Bath city centre
- Entrance hallway with a handy ground floor cloakroom
- Feature open plan lounge, dining room, kitchen with doors onto garden
- Three very good-sized bedrooms and a family bathroom
- Fully enclosed and level rear garden with a sunny south easterly aspect
- Private off-road parking for two car, one to front and one to rear



"A modern detached property with a feature open plan ground floor living space having patio doors opening directly onto a private enclosed garden".

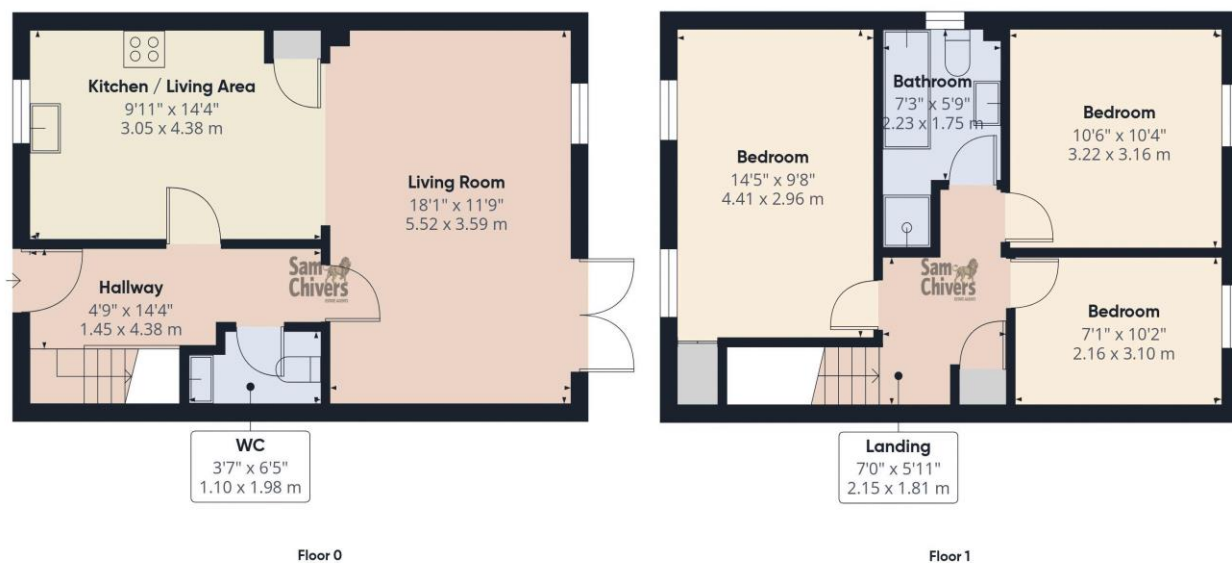
Situated just 6 miles from Bath city centre and within easy walking distance of local shops, schools and amenities.

The accommodation comprises an entrance hallway with handy ground floor cloakroom and storage cupboard, from the hallway doors lead into the open plan lounge, dining room & kitchen which has a light and airy feel. On the first floor are three very good-sized bedrooms and a family bathroom with bath tub and separate shower enclosure. Mains gas central heating and double glazing.

Outside to front is a hard standing for one car. A shared vehicle access to the left of the property leads to a further parking space for one car. The rear garden is fully enclosed and laid to gravel, appreciating a sunny south easterly direction.

Tenure: Freehold. Council Tax Band: C.





Approximate total area^m
907 ft²
84.2 m²

(1) Excluding balconies and terraces

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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