



84, Old England Way,  
Peasedown St John, Bath. BA2 8TL

Asking Price: £325,000





2 bedrooms



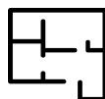
Popular location



Attractive gardens



Garage and driveway parking



735 Sq. ft. /68 Sq. m.

### The Property

- Delightful and rarely available bungalow with excellent layout.
- No onward chain
- Perfect for retirees, a single person or young couple
- Linked semi-detached home
- Spacious reception room and pretty gardens front and rear

### The Location

- Peasedown St John Primary School just 0.7-mile walk
- Tesco Express, Wagon and Horses pub, Meeting Place café and fish and chip shop nearby.
- Less than 6 miles to Bath with excellent bus service from Peasedown
- Green space and play park nearby on Beacon Field







**Description:** This delightful. Link-semi-detached bungalow is now available chain free and features pretty gardens front and back and useful driveway and garage. It is in a very popular and quiet no-through road in Peasedown St John and is perfect for retirees, a single person or young couple.

**Ground floor:** The front door opens into the central hallway with doors leading off left into the bedrooms and right into the living room and kitchen. The living/dining room has dual aspect windows, with excellent space for a small dining table along with room for sofas. There is useful fitted wall shelving and glazed cabinets with storage units underneath. Further down the hall, we reach a good-sized kitchen with door to the garden. The kitchen is fitted with a range of pale, wood effect units and roll-edge worktops. There is a stainless-steel sink and drainer with pretty, tiled splashbacks and space for gas oven, fridge freezer and washing machine.

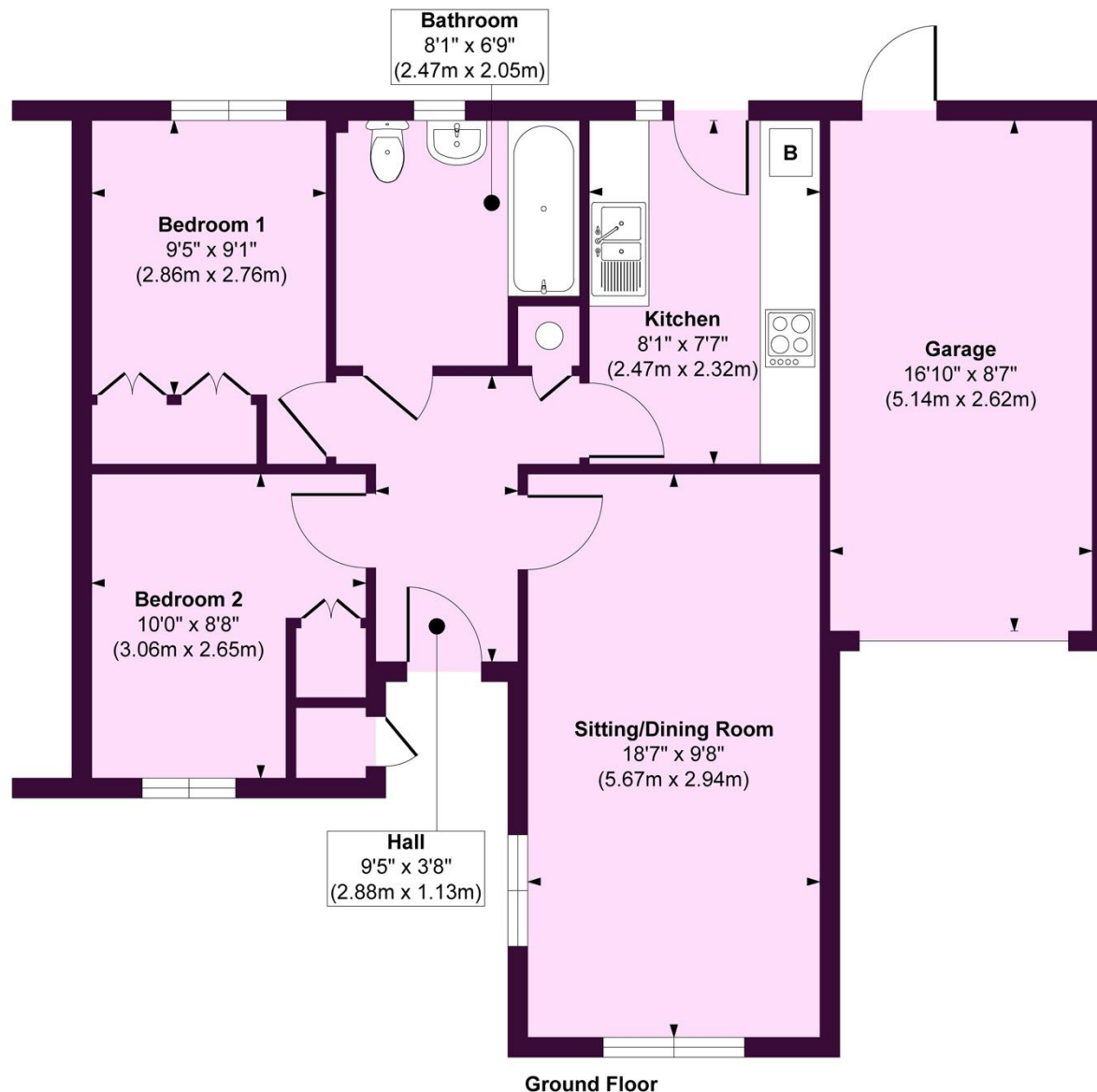
To the left of the property are 2 bedrooms with lots of natural light, Bedroom 2, to the front, is a single room with a fitted cupboard, whilst bedroom 1, a bright double bedroom has a window overlooking the garden, and further fitted wardrobes.

Adjacent, is the bathroom which is a good size and contains a modern white suite of WC, sink and bath with shower over, and white tiling. There is also a very useful large airing cupboard next to the bathroom, housing the hot water tank.



**Outside:** A paved path leads to the front of the property, with astroturf lawns, shingled beds and a useful porch store cupboard. To the right of the house, a driveway slopes gently up to the single garage which is set back from the property.

The rear garden, which is fenced on all sides, is a lovely peaceful space. There is a shingled patio area with low walls and steps leading up to a circular lawn surrounded by pretty beds with flowering shrubs and small trees. There is also a rear access door from the garden to the garage.



**APPROX. GROSS INTERNAL FLOOR AREA 735 SQ. FT / 68.37 SQ. M (Including Garage)**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

**Directions:** Take the A367 from Bath to Peasedown St John and at the Peasedown roundabout fork left onto the bypass and then 1<sup>st</sup> right onto Orchard Way then 3<sup>rd</sup> right onto Old England Way. Continue all the way to the end where the property can be found on the right-hand side.

