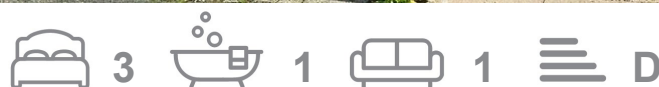




29 Kingsley Road

Talke Pits, ST7 1RB



Offers in excess of £170,000

Carters are delighted to welcome to the market this semi-detached home, which presents an excellent opportunity for first-time buyers and investors alike. While the property is in need of selective modernisation, it offers a blank canvas for those looking to add their personal touch and enhance its charm.

On entering you step into the porch which is a great space to hang up coats and store muddy shoes. The well-thought-out open plan lounge and dining area, seamlessly connects to the kitchen, creating a welcoming space for both relaxation and entertaining. The home features three comfortable bedrooms, providing ample space for family living or guest accommodation. The family bathroom is conveniently located to serve all bedrooms. Outside, the property benefits from off-road parking. Additionally, a garage provides extra storage or potential for a workshop. The generous rear garden is a delightful feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. Location is key and whilst this property is close to local schools and amenities, it is also a short drive away from Bath Pool Country Park, and Parrot's Drumble Nature Reserve, great for walking and taking in the beautiful scenery.

This semi-detached house on Kingsley Road is not just a property; it is a place where you can create lasting memories. With its potential for modernisation and its desirable location, it is a fantastic opportunity that should not be missed.

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Porch

UPVC double glazed entrance door to the front elevation.
Tiled flooring.

Lounge/Diner

24'13 x 12'1 max (7.32m x 3.68m max)

UPVC double glazed box window to the front elevation. UPVC double glazed window to the rear elevation.
Gas fire with a marble hearth and surround. Coving to the ceiling. Radiator. Television point.

Inner Hallway

Stairs to the first floor. Storage cupboard.

Kitchen

10'10 x 7'9 (3.30m x 2.36m)

UPVC double glazed window to the rear elevation.
A selection of fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half sink, with a single drainer and mixer tap. Space for an electric cooker. Space for a washing machine. Tiled walls.

Rear Porch

UPVC double glazed window to the side elevation. UPVC double glazed entrance door to the rear elevation.
Space for a fridge/freezer.

First Floor Landing

UPVC double glazed window to the side elevation.
Loft access. Storage in to the eaves.

Bedroom One

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed window to the front elevation.
Built in wardrobe and drawers. Radiator.

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three

8'9 x 7'2 (2.67m x 2.18m)

UPVC double glazed window to the side elevation.
Radiator.

Bathroom

UPVC double glazed window to the side elevation.
Fitted panelled bath. Vanity wash hand basin. Recessed W/C.
Heated towel rail. Tiled flooring.

Exterior

To the front there is a gravel garden with a brick wall border, and a block paved driveway providing off road parking. The rear is enclosed with a generous sized lawned garden incorporating a selection of plants and shrubs. The garden also benefits from a paved patio area, outside tap and shed.

Garage

15'3 x 8'5 (4.65m x 2.57m)

UPVC double glazed window to the side elevation.
Up and over door. Power and lighting.

Additional Information

Freehold.
Council tax band B.

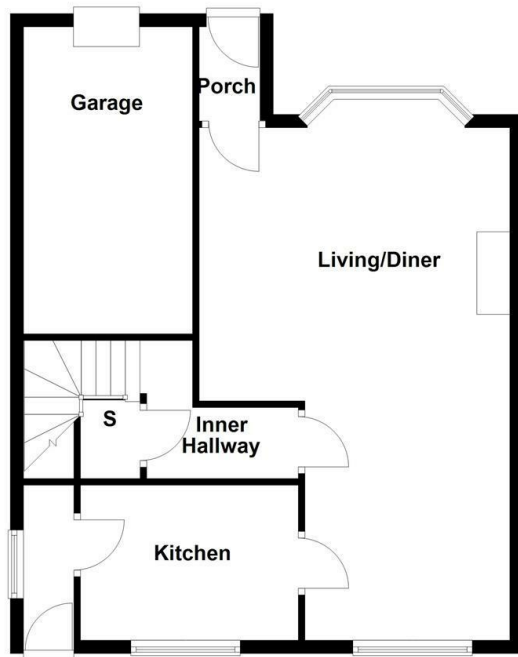
PROPERTY SIZE: APPROX: 990 square feet / 92 square metres.

Disclaimer

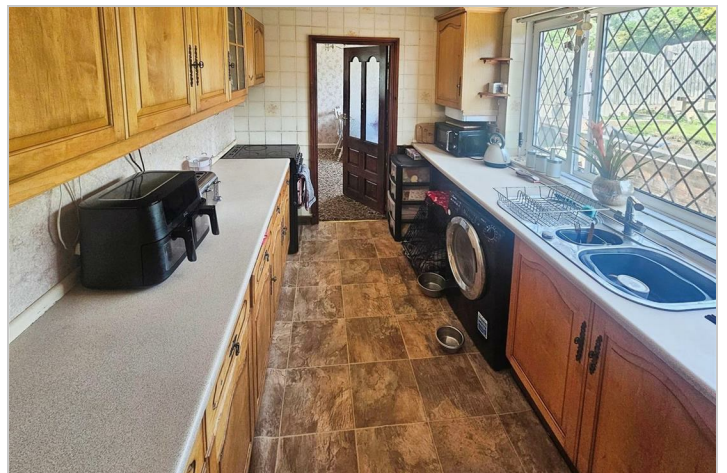
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Tel: 01782 470391

Ground Floor



First Floor



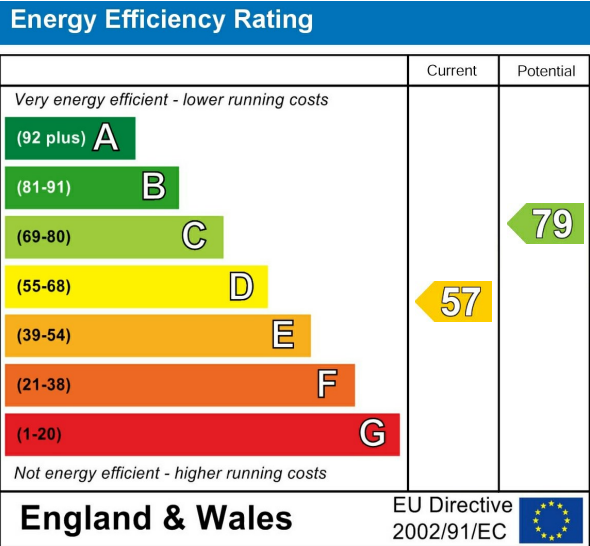
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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