



Brookside Drive, Farmborough, Bath, BA2 0AX

Guide Price £395,000

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Quote Reference NF0664 To Arrange Your Viewing

Location, Location, Location!

Arguably one of the best positions in the cul-de-sac, this beautiful modern detached house, boast a private setting front and back. Constructed in 2016 by Messrs Lovell Homes, this house is well appointed and enhanced further by the present owners. A real turn key home ready for you to enjoy.

There is a Living room with a private outlook, cloakroom and modern kitchen/dining room to the rear over looking the southerly facing rear gardens. The first floor offers three bedrooms, the main bedroom has an ensuite plus there is also a family bathroom.

Outside, a southerly facing landscaped rear gardens with a back drop onto woodland, bathed in sun light and fully enclosed with a side access gate. Charming front gardens with shrubs and a garage with power and light plus a driveway for two cars in front of it.





Hallway

Door to the front aspect with obscure double glazing, stairs leading to the first floor with an under stairs storage cupboard, radiator and a luxury vinyl tiled flooring.

Cloakroom

1.76m x 1m (5'9" x 3'3")

Obscure double glazed window to the front aspect, consumer unit, radiator and luxury vinyl tiled flooring. There is a two piece white suite comprising a vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Living Room

4.94m x 3.08m (16'2" x 10'1")

Double glazed window to the front aspect with wooden plantation shutters, two radiators and a television aerial.





Kitchen/Dining Room

5.24m x 2.89m (17'2" x 9'5")

Double glazed French doors and windows to the rear aspect, recessed spot lights, a range of wall and base units, tiled splash backs, laminate work surfaces, stainless steel sink/drainers with mixer tap, integral electric oven, four ring gas hob with extractor hood over, spaces for a dishwasher, fridge freezer and washing machine, radiator and luxury vinyl tiled flooring.

Landing

Loft hatch with pull down ladder and boarding, positive air circulation system, radiator and an airing cupboard housing an Ideal logic combination boiler and shelving.

Bedroom One

3.15m x 3.09m (10'4" x 10'1")

Double glazed window with wooden plantation shutters to the rear aspect, fitted double wardrobes, thermostat control for the upper



Ensuite

3.08m x 1.15m (10'1" x 3'9")

Obscure double glazed window to the side aspect, recessed spot lights, shaving socket, radiator and luxury vinyl tiled flooring. There is a three piece suite comprising a shower cubicle with mixer shower over, wall mounted wash hand basin and a low level WC with a hidden cistern.

Bedroom Two

3.69m x 3.09m (12'1" x 10'1")

Double glazed window with wooden plantation shutters to the front aspect and a radiator.

Bedroom Three

2.65m x 2.56m (8'8" x 8'4")

Double glazed window with wooden plantation shutters to the front aspect and a radiator.



Bathroom

2.04m x 1.87m (6'8" x 6'1")

Obscure double glazed window to the rear aspect, recessed spot lights, partially tiled walls, radiator and luxury vinyl tiled flooring. There is a white three piece suite comprising of a bath with a mixer shower over and glass screen, wall mounted wash hand basin and a low level WC with a hidden cistern.

Rear Garden

8.82m x 6.85m (28'11" x 22'5")

Hedge, wall and wooden fence boundaries with a side access gate. The garden is Southerly facing, has a large patio area with a gazebo frame, lawn area, planted borders of shrubs and flowers. To the rear is a wooden fence with a pathway to the wooden shed. There is outside lights and a water tap.

Front Garden

With a wooden fence and hedge boundary to one side, the garage and open border to the other, there is a lawn area with a central pathway and





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Garage

5.98m x 2.9m (19'7" x 9'6")

Up and over door to the front aspect, side access door, eaves storage, power and light.

Driveway

Block paved and can accommodate up to two cars in a linear fashion.

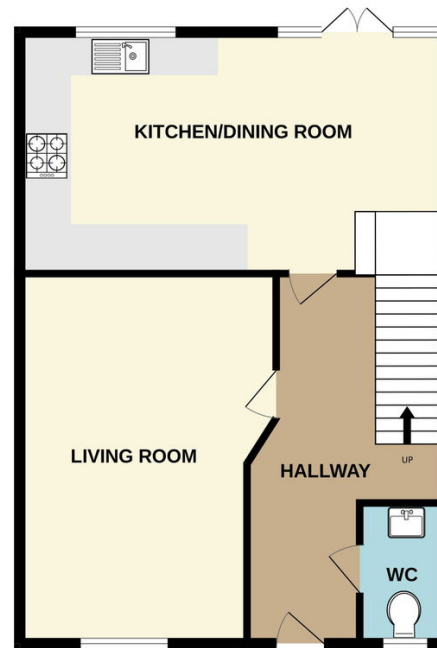
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

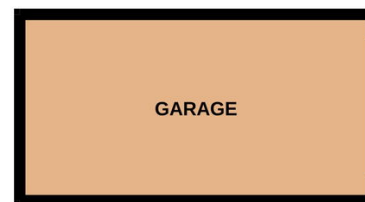
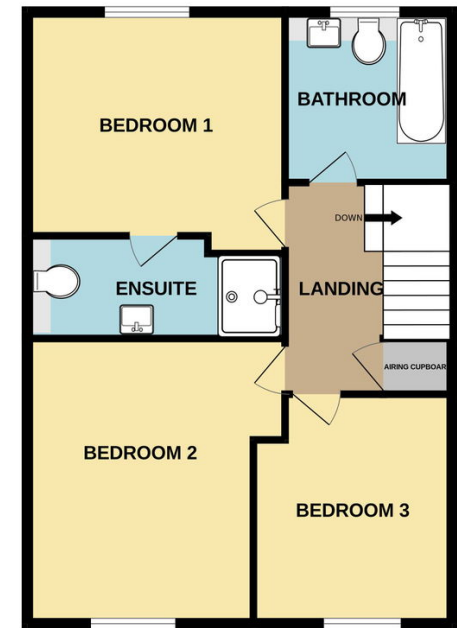
EPC = B, Council Tax Band – D (£2,321.32 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 2016

The property is Freehold and has an Estate

GROUND FLOOR

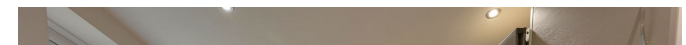


1ST FLOOR



TOTAL FLOOR AREA : 1091sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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