



New Buildings, P-S-J, Nr Bath  
£350,000





# 73 New Buildings

## Peasedown St. John, Bath, BA2 8LB

Spacious Three Bedroom Cottage In a Quiet Hamlet Of New Buildings, Peasedown St John With Off-Street Parking, Private Garden & Allotment. Benefits Include Quality Sliding Sash Double Glazing, Two Receptions, Character Features, Fitted kitchen With Integral Appliances.

- Character Cottage
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Rural Location
- Two Reception Rooms
- Garden & Allotment
- Close To Local Amenities
- Kitchen With Integrated Appliances
- Off-Street Parking



## The Property

This light and accommodating house set over two floors is positioned in a rural picturesque hamlet in a popular residential area between Peasedown St John and Carlingcott. The surrounding countryside offers many scenic walks on your doorstep and within walking distance to the local amenities in nearby Peasedown Village.

Inside on the ground floor you have a spacious entrance lobby, kitchen with integral appliances and access to the back garden and parking space, sitting room with a working log burning stove and dining room with flagstone flooring and feature fire place. Upstairs, you'll find two double bedrooms, one with hardwood flooring and feature fireplace, a spacious landing that can double up as a home office, a good size single bedroom and a bathroom with shower over bath.

Outside to the front is a walled garden, laid to shingle with hedge to one of the boundaries with a central path leading to the front door. At the rear outside the back door are two stores, one ideal for gardening equipment and the other that could make a great workshop. Additionally, there is a further area of lawn and walled garden with log store and parking for a couple of vehicles. A short way from the property up a path is an area of allotment ideal for growing of home produce.

## The Situation

Located in the quaint hamlet of New Buildings on the cusp of Peasedown St John, offering both idyllic country living with local amenities close by in Peasedown itself. These include regular bus services to Bath, Tesco & Coop general stores, doctors' practice/chemist, dentist, vet, post office, pubs and primary school. Additionally, there is a vast range of beautiful countryside walks available, almost upon one's very doorstep.

Peasedown St John is ideally located for those needing to commute to the towns and cities south of Bath, Wells, Radstock, Shepton Mallet & Bristol.

Bath is located within 6 miles and is famed as a World Heritage Site, with splendid Georgian and Roman heritage as well as a wealth of theatres, restaurants and bars, the historic Roman Baths and Thermae Spa. Bath Spa railway station has a regular service to London Paddington and Bristol Temple Meads.

## Entrance Hall

Double glazed door, sliding double glazed sash window, tiled floor, feature radiator, built-in cloaks cupboard.

## Sitting Room

Two sliding double glazed sash windows, feature fire place with wood burner and stone hearth, two built-in cupboards.

## Dining Room

Two sliding double glazed sash windows, flagstone floor, feature stone faced fireplace, stairs to first floor.

## Kitchen

Sliding double glazed sash window, a range of wall and base units with laminate work tops over, inset one and a half bowl stainless steel sink with mixer tap, inset ceramic hob with stainless steel Neff cooker hood over, built-in Neff electric oven, integral Neff dishwasher, integral fridge & freezer, plumbing for washing machine, tiled floor, feature radiator, double glazed door to outside.

## First Floor Landing

### Bedroom One

Sliding double glazed sash window to the front with countryside vistas, stripped wooden floor, feature fireplace with inset cast iron grate,

### Bedroom Two

Sliding double glazed sash window with countryside vistas.

### Home Office

A good sized room that leads to the third bedroom & Bathroom with sliding double glazed sash window.

### Bedroom Three

Sliding double glazed sash window with countryside vistas.

### Bathroom

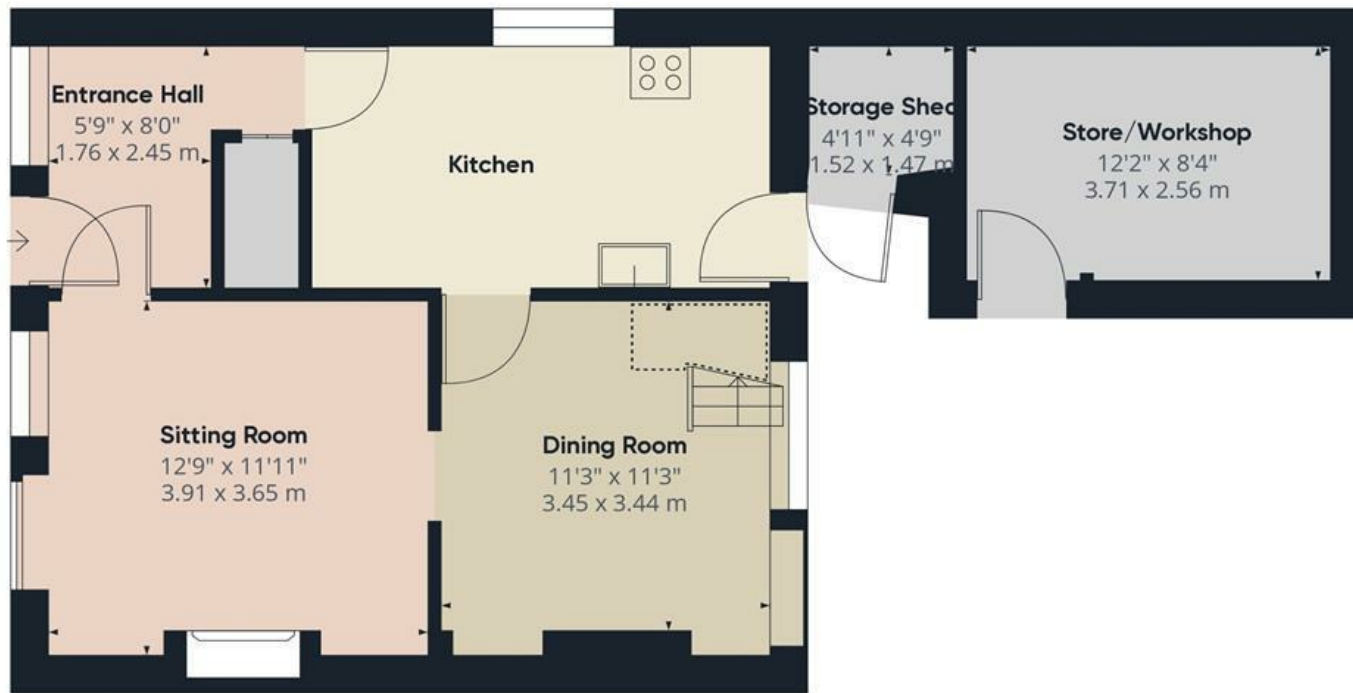
Sliding double glazed sash window, "P" shaped panelled bath with tiled surround and shower head over, pedestal wash hand basin, low level WC, feature flooring, chrome ladder style radiator, built-in cupboard with wall mounted gas boiler.

## Outside

To the front is a walled garden, laid to shingle with hedge to one of the boundaries with a central path leading to the front door. At the rear outside the back door are two stores, one ideal for gardening equipment and the other that could make a great workshop. Additionally, there is a further area of lawn and walled garden with log store and parking for a couple of vehicles. A short way from the property up a path is an area of allotment ideal for growing of home produce.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1105.37 ft<sup>2</sup>

102.69 m<sup>2</sup>

**Reduced headroom**

15.88 ft<sup>2</sup>

1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: D

Council Tax: C

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

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