



Morgan Way, Bath  
£285,000









# 1 Morgan Way

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

Located In a Quiet Cul-de-Sac On the popular Peasedown St John Development with Schooling and the village amenities nearby. This well presented home benefits from private rear garden, driveway parking and garage. Ideal First Time Or Investor Purchase.

- Modern Semi Detached Home
- Conservatory
- Garage and Driveway
- Sitting Room with oakflooring
- No Onward Chain
- Double Glazing & Gas Central Heating
- Modern Kitchen
- Two Bedrooms
- Enclosed Rear Garden



## **The Property**

This well presented, ready to move into property is entered by a double glazed front door into the hallway. The hallway has an engineered oak floor, which is also a feature of the living room with the bonus of a understairs cupboard for additional storage space. From the living room a archway leads to the kitchen which comprises a selection of wooden base and wall units, built-in oven and hob with a stainless steel cooker hood. Worcester gas central heating boiler as well as plumbing for a Whirlpool dishwasher and Hoover washing machine.

The property benefits from a smartly presented conservatory to the rear, with plenty of space for relaxing. The conservatory leads directly out to the enclosed rear garden that has been landscaped and laid to gravel with a selection of mature shrubs and trees and has a wooden gate giving access to the front of the property where the detached single garage is located.

On the first floor there are two bedrooms. The master bedroom is to the front of the property and benefits from having an en-suite shower room, while the second smaller bedroom enjoys views over the rear garden. The family bathroom is also on this floor and has a white suite comprising of a panelled bath with shower over and screen, low level wc, handbasin, heated towel rail, extractor fan and partly tiled walls.

## **The Location**

Located in 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.

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. Regular bus links to local and Bath-based secondary school, private and state.

## **Entrance Porch**

UPVC glazed window to side, Engineered Oak flooring, door to living room and staircase to first floor.

## **Living Room**

UPVC double glazed bay window to front, Engineered Oak flooring, door to under stairs cupboard, cornice, archway to

## **Kitchen/Dining area**

Double Glazed window to rear aspect., fitted with a range of contemporary wooden wall and base units with a wood effect laminate worktops, granite breakfast bar, stainless steel sink with mixer tap over, inset John Lewis electric fan oven with gas hob, stainless steel extractor hood, Whirlpool dishwasher, Hoover washing machine, cupboard housing Worcester gas combi boiler, installed in September 2018, tiled floor to kitchen area and Engineered oak flooring to dining area, double glazed sliding doors to .....

## **Conservatory**

Double glazed with a polly carbonate roof.

## **Bedroom One**

Double glazed window to front, shoe cupboard, double fitted wardrobes, archway to en-suite shower room with tiled shower cubicle, obscured double glazed window to side, hand basin with cupboard below

## **Bedroom Two**

Double glazed window to rear overlooking rear garden, alcove

## **Family Bathroom**

Obscured double glazed window to rear, panelled bath with shower over and screen, LLWC, vanity wash hand basin with cupboard under, chrome heated towel rail, part tiled walls, extractor fan.

## **Garage**

With up and over door, power points. lighting and rafter storage space.

## **Outside**

To the front of the property is a pathed area leading to the garage. There is also a grassed area to the front with a a selection of mature shrubs, From the front of the property a wooden gate gives access to the rear garden. The rear garden is enclosed by fencing and a brick walls. There is a Wooden summerhouse and two plastic greenhouses.. the rear garden is mainly laid to gravel and has a mixture of mature trees and shrubs.







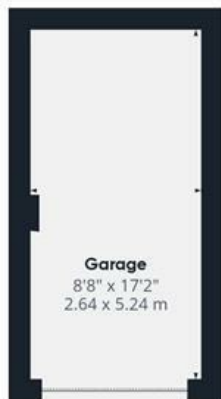




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

862.65 ft<sup>2</sup>

80.14 m<sup>2</sup>

(1) Excluding balconies and terraces

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)

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## 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: C

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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