



Peasedown St John, Nr Bath  
£475,000









# 22 Morgan Way

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

A Four Bedroom Family Home with Off Street Parking, Garage and Enclosed Family Sized Garden, Situated In This Desirable Cul-de-Sac Position & Set Off A Private Drive.

- Detached Family Home
- Kitchen/Breakfast Room
- Family Bathroom
- Located In A Cul-De-Sac Off A Private Drive
- Master En-Suite
- Good Sized Garden
- Three Good Sized Receptions
- Three Further Bedrooms
- Garage & Off Street Parking



## **The Property**

This family home is situated toward the quieter end of the cul-de-sac with no passing traffic. The ground floor includes hallway, cloakroom, two reception rooms flowing through to the kitchen and beyond to the utility and a converted garage, ideal as a home office, playroom/games room. Upstairs are four bedrooms three of which have built in wardrobes, family bathroom and a master shower en-suite.

Externally the front has a driveway for two vehicles plus garage. There is an enclosed rear garden ideal for a family with a patio area for entertaining.

## **The Situation**

Local amenities are available in Peasedown St John including regular bus services to Bath, Tesco & Coop general stores, doctors' practice/chemist, dentist, vet, post office, pubs and primary school. 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 and 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 front door, under stair cupboard, stairs to first floor.

## **Cloakroom**

Double glazed window, wash hand basin with tiled splash back, low level WC.

## **Sitting Room**

Double glazed window to the front, fireplace with gas fire inset and wood surround.

## **Dining Room**

A light airy room with double glazed French doors to garden.

## **Kitchen/Breakfast Room**

Double glazed window to rear, a range of wall & base units with granite work tops, inset one and a half bowl sink with mixer tap, inset gas hob with cooker hood over, built-in electric oven, integral dishwasher, breakfast bar.

## **Utility Room**

Double glazed door to outside, a range of wall and base units with granite work tops, inset single bowl sink, plumbing for washing machine, space for appliances.

## **Home Office**

Converted from one of the garages and currently used as a work from home office with double glazed window to front.

## **First Floor Landing**

Access to loft space, built-in airing cupboard, smoke alarm.

## **Master Bedroom**

Double glazed window to the front, a range of built-in wardrobes.

## **En-Suite**

Double glazed window, walk-in shower enclosure with shower head over, vanity wash hand basin with cupboard under, low level WC.

## **Bedroom Two**

Double glazed window to front, built-in wardrobes.

## **Bedroom Three**

Double glazed window to the rear.

## **Bedroom Four**

Double glazed window to rear, built-in wardrobes.

## **Family Bathroom**

Double glazed window, panelled bath with electric shower over, wash hand basin with cupboard under, concealed cistern WC, chrome ladder style radiator.

## **Garage & Parking**

To the front there is driveway providing parking for two vehicles, plus integral garage with metal up and over door and personal door to the garden.

## **Outside**

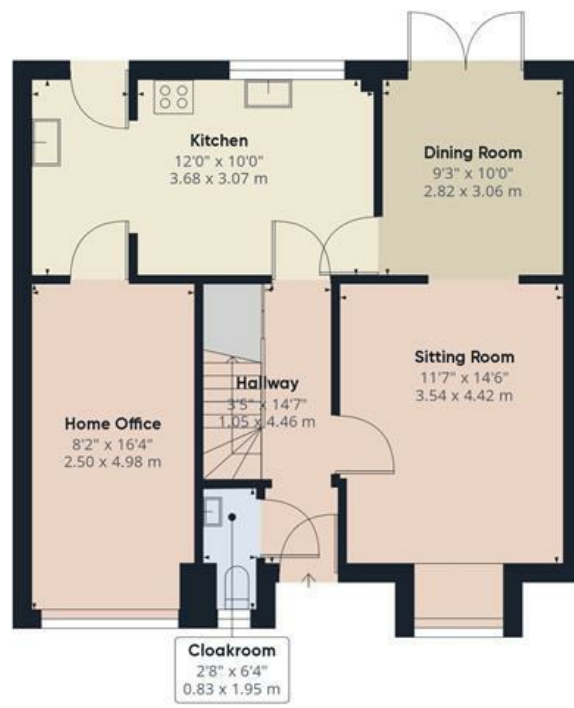
To the front is an area of lawn either side of the driveway and path leading to the front door. The rear garden is a good sized family friendly, private and enclosed space, benefitting from lawn, good sized patio fenced to the boundaries with outside tap, and raised vegetable garden.











Floor 0

Approximate total area<sup>(1)</sup>  
1329.56 ft<sup>2</sup>  
123.52 m<sup>2</sup>



Floor 1

(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: TBC

Council Tax: D

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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