



Breachwood View, Bath
£315,000





17 Breachwood View

Bath, Bath & North East Somerset, BA2 2TX

A Fantastic Two Bedroom End Terraced Home Situated in of a Cul-de-Sac and Offered for Sale With No Onward Chain. Additionally The Property Benefits From Parking To The Front, Plus Larger Than Average Garden To The Side & Rear Providing Potential For Conservatory/Extension (stpp) Without Compromising The Outside Space.

- Modern End Terraced House
- Sitting/Dining Room
- Gas Central Heating
- Contemporary Kitchen
- Bathroom
- Large Garden
- Two Double Bedrooms
- Double Glazed Windows
- Allocated Parking Space



The Property

This easily maintained home enjoys modern conveniences including a cloakroom on the ground floor, fitted kitchen and bathroom. The living room has a door opening onto the rear garden which is of generous size for this style off house backing on to trees with a semi-rural feel. The master bedroom has fitted wardrobes and the second bedroom is very light with the benefit of two windows. To the front is a small garden with an allocated parking space and all in a cul-de-sac location this is a first class home which simply must be viewed. The property benefits from a larger than average garden to the side & rear providing plenty of room for conservatory/extension (stpp) without compromising the outside space.

The Situation

Breachwood View forms part of a modern development of mixed style housing conveniently situated on the southern slopes of the city. A local bus route runs nearby and the park and ride to the city centre is approximately half a mile from the property. Local shops will be found at Noads Corner and Sainsburys supermarket will be found in Frome Road. The property also lies within vehicular commuting distance of the city of Bristol.

Entrance Hall

Double glazed front door, laminate flooring, stairs to first floor.

Cloakroom

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

Kitchen

Double Glazed window to the front, one and a half bowl stainless steel sink with mixer tap set in edged work surface with cupboard under, adjacent work surfaces with cupboards and drawers under, built-in gas hob with stainless steel cooker hood over, built-in electric oven, eye level wall cupboards, plumbed for washing machine, space for fridge/freezer, wall mounted gas boiler, tiled floor.

Sitting/Dining Room

Double glazed window, double glazed door to the garden, laminate flooring, space for table and chairs, under stair cupboard.

First Floor Landing

Access to loft space.

Bedroom One

Double glazed window to rear, fitted double wardrobe.

Bedroom Two

Two double glazed windows to the front.

Bathroom

Modern panelled bath with tiled surround and shower head over, pedestal wash hand basin with tiled splash back, low level WC, extractor fan, shaver point.

Outside

To the front is an allocated parking space, a path leading to front door, garden laid with stone chippings. To the rear is of generous sized garden for this style off house, fenced to the boundaries and backing on to trees with a semi-rural feel. principally lawn with shrub borders and a pedestrian gate that leads to the front of the property.

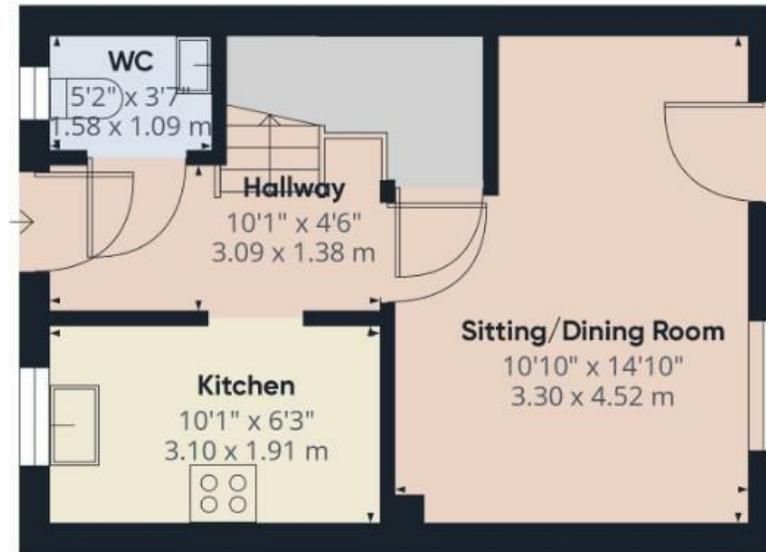
Agents Note

There is a maintenance fee of £280 PA paid twice a year to Firstport/Mainstay towards the upkeep of the development.

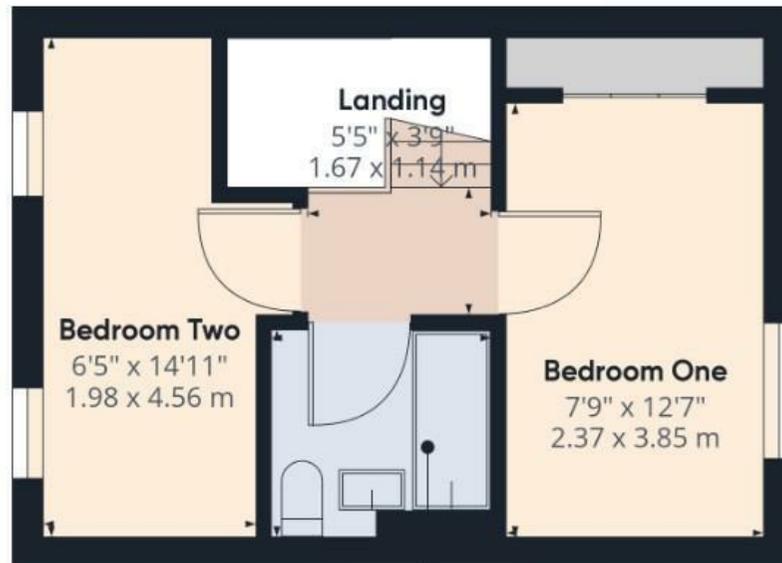


Coffee





Floor 0



Floor 1

Approximate total area⁽¹⁾

585.84 ft²

54.43 m²

(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

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- * 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

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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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