



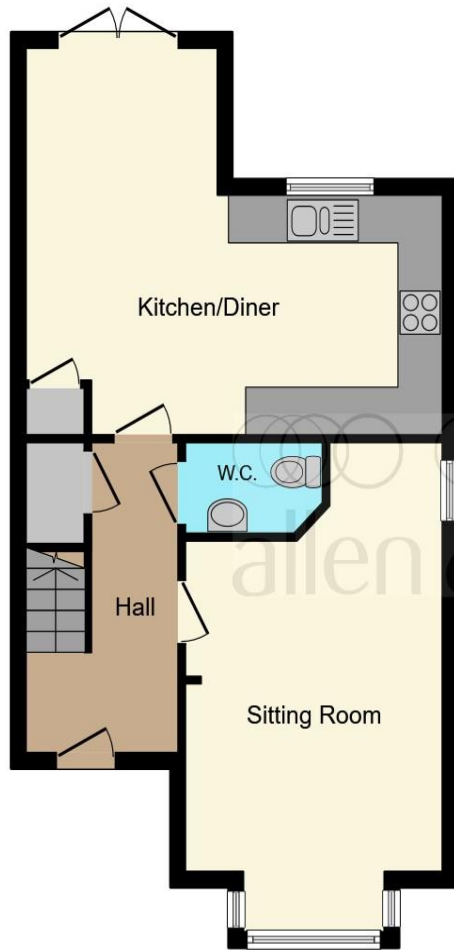
Hawkesmead Close, Norton St. Philip Bath BA2 7PP

welcome to

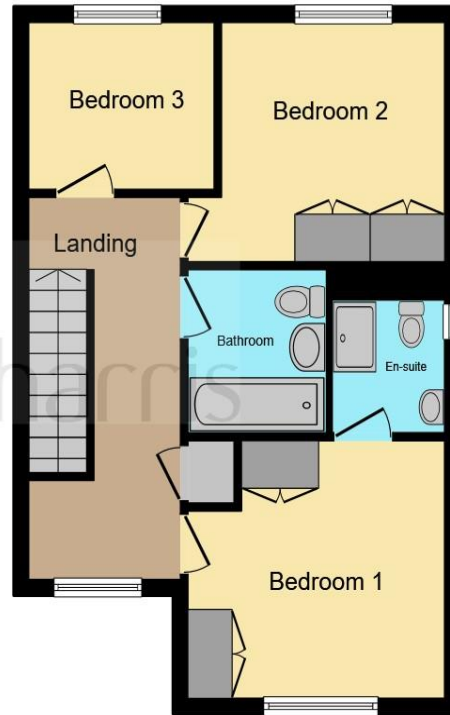
Hawkesmead Close, Norton St. Philip Bath

Hawkesmead Close is a stunning modern three bedroom semi-detached home, with garage and driveway parking, set on the edge of the stunning Somerset village of Norton St Philip.





Ground Floor



First Floor

Ground Floor

Entrance Hall

Main Reception Room

20' 5" Max x 11' 5" Max (6.22m Max x 3.48m Max)

Kitchen

18' 5" Max x 14' 7" Max (5.61m Max x 4.45m Max)

Cloakroom

First Floor

Bedroom One

11' 5" Max x 10' 7" Max (3.48m Max x 3.23m Max)

En Suite

Bedroom Two

10' 2" Max x 9' 10" Max (3.10m Max x 3.00m Max)

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

External

Parking

Garage

- - -

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Hawkesmead Close, Norton St. Philip Bath

- Modern Three Bedroom Home
- Garage & Driveway Parking
- Master with En Suite Bathroom
- Village Location
- Stunning Local Area

Tenure: Freehold EPC Rating: B

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT109848



Property Ref:
BAT109848 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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