



FOR SALE
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3 Warleigh Drive, Batheaston, Bath, BA1 7PT

- Detached Family Home • Three Double Bedrooms • Two Reception Rooms • Incredible Far Reaching Views • Kitchen with Picture Window • Wet Room & Family Bathroom • Immaculate Gardens • Driveway & Garaging • Solar Panels • EPC Rating - C

Offers in excess of £750,000

Location

This delightful property is located in an enviable position in the popular area of Bannerdown and is conveniently situated approximately three miles to the east of Bath city centre. It is close to beautiful open countryside and within striking distance of a wide range of amenities including a doctor's surgery, dentist, chemist, veterinary practice, post office, farm shop, general convenience store and a pub. The World Heritage City of Bath offers a full range of fine dining, boutique shops. There are a variety of schools both primary and secondary nearby including Batheaston Primary and Bathford Primary, both well regarded. When it comes to secondary, Hayesfield and Beechen Cliff are within Bath itself. The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

Internal Description

Entering initially into a porch, a secondary door then leads you into a central hallway which all accommodation leads from. To the right is a dual aspect living room. A very light room thanks to a large picture window to the front and tri folding doors onto the rear gardens. This enables you to take full advantage of the far reaching views as you can from all rear aspects. A log wood burner creates a focal point to the room, giving a cosy feel in the colder months. The dining room can be found to the left of the hallway. Again a light room. thanks to a generous window over looking the front. The kitchen, to the rear, has enviable views with a large picture window overlooking the garden. Benefitting from underfloor heating and a modern drop down TV! Wooden wall and base units sit alongside an integrated oven with hob and extractor over. An inset sink unit can be found under the window, washing up will not be too much of a chore with those views! A stable door leads out to a utility area whilst also providing side access to the single garage and the front. A further stable door takes you out to the garden. Completing the ground floor accommodation is a fully tiled, modern wet room with rainfall shower, WC and sink.

To the first floor you will find three double bedrooms which sit alongside a family bathroom. The master, mirrors the living room in size, with a dual aspect outlook. A juliet balcony creates the perfect spot to enjoy those enviable far reaching views. Bedroom two and three are to the front and rear respectively. Again, good sized doubles with bedroom three benefitting from a built in cupboard and those incredible views. The family bathroom comprises of a 'Mira' electric shower over a paneled bath, WC, pedestal sink and chrome towel rail. Partially tiled there is also underfloor heating and a glazed window to the rear.

External Description

To the front a driveway provides off street parking leading to a single garage, Primarily laid to lawn and surrounded by mature shrubs, there is also side access to the rear via a wooden gate as well as through the lean too. Accessed via bi folding doors from the living room or from the stable door to the side, you step out on to a wonderful terrace overlooking the garden and beyond. The most perfect location for alfresco dining as well as just soaking up those views. Stone steps lead down to an immaculately presented lawn with an abundance of mature shrubs, trees and flowerbeds. Lovingly tended to, there are even established fruit trees and bushes at the far end of the garden. There is useful access to the front of the property on both sides via a wooden gate as well as through the lean too.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

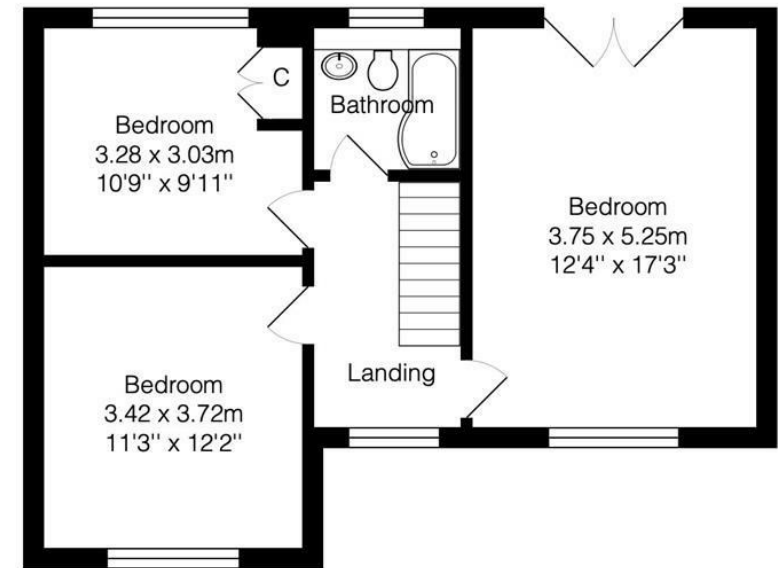
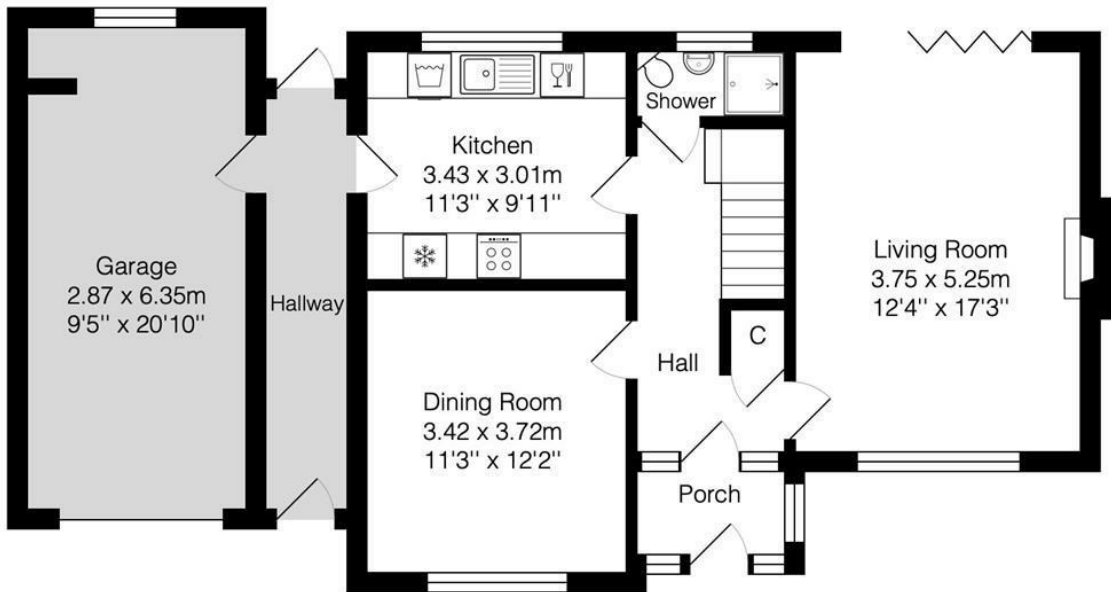
Additional Information

Tenure - Freehold

Council Tax Band - TBC

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

*PLANNING APPLICATIONS WHICH HAVE NOW LAPSED - Erection of single storey rear extension and two storey side extension- PP-05787335 & PP-05594303



Ground Floor
Area: 55.6 m² ... 598 ft²

First Floor
Area: 55.3 m² ... 595 ft²

Total Area: 110.9 m² ... 1193 ft² (excluding porch, hallway, garage)

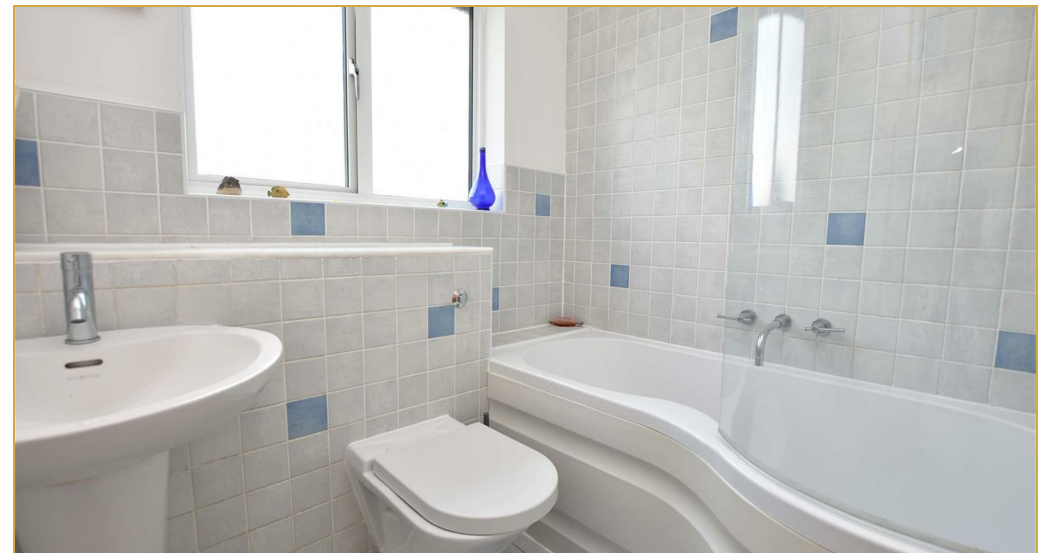
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	88
EU Directive 2002/91/EC			





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