



WentWorth
Estate Agents



1 West End Cottages Wellow, Wellow, Bath, BA2 8QD

• Period Terrace Family Home • Three Double Bedrooms • Master Bedroom Loft Conversion with EnSuite • Sleek Modern Family Bathroom • Study • Open Plan Living Dining • Kitchen & Utility Room • Rural Views • Extremely Desirable Village • EPC Rating - D

Offers in excess of £475,000

Location

The property is situated in the highly desirable village of Wellow, which boasts a vibrant community and picturesque surroundings. Set in beautiful countryside within the Cotswold Hills Area of Outstanding Natural Beauty, the location provides an opportunity for all country pursuits with National Cycle Route 24 linking Bath to Frome, passing the property.

Within the village there is an excellent pub, The Fox and Badger, St Julian's Primary school, a well stocked community shop and a sports facility providing tennis courts, a 7 a-side football pitch, cricket nets, outdoor gym and a children's playground.

The City of Bath in such proximity is a UNESCO World Heritage site, providing first class shopping, a fantastic selection of bars and restaurants and attractions including the Theatre Royal and the famous Roman Baths. For further afield commuters, there is a high-speed rail service to London Paddington available from Bath Spa, whilst Bristol International Airport is only 40 minutes (22 miles) away and the M4 is easily accessed.

Internal Description

You are initially greeted by a welcoming hallway with stairs leading up to the upper floors. Oak floorboards run throughout the reception areas giving a cohesive cottage feel. A useful cloakroom is nestled under the stairs with storage, To the right sits an open plan living dining room with wonderful rural views across countryside thanks to the properties elevated position. New double glazed sash windows have been installed throughout most areas in the property. Within the living space an open fireplace creates the homely feel together with a Bath stone surround. Through into the dining area, double doors open out onto the side passage as well as a door to the kitchen. The kitchen itself benefits from a range of wall and base units with newly integrated Neff appliances including double ovens with induction hob, washer dryer, fridge freezer and dishwasher. The room has plenty of natural light coming in thanks to dual aspect windows and finishing off with modern slate floor tiles with underfloor heating. A stable door leads into an extremely useful utility room with a door out to the rear garden. A wealth of storage can be found here with built in cabinetry providing a place for everything! The oil boiler can be found here as well as a sink providing water. Completing the downstairs accommodation is a separate study, the perfect work from home space with a window to the utility.

To the first floor you will find two double bedrooms and the family bathroom. Both are great sized doubles and again, benefit from newly installed double glazed sash windows. The family bathroom is generous in size having space for both a bath and separate rainfall shower cubicle. Sitting alongside a WC, sink unit and chrome towel rail. The room is fully tiled with underfloor heating and a glazed window to the rear. The top floor has recently been converted by the current owners to create a fantastic master suite. Taking advantage of the eaves are two deep integrated cupboards providing an abundance of storage. Three Velux windows let so much light into the room as well as the en suite shower room. Consisting of a sink, WC and modern shower unit.

External Description

The property is elevated from the road with stone steps leading up to the front door. New railings have been installed in keeping with the surroundings. A small lawn with shrubs provide wonderful curb appeal with a new modern front door. There is side access to the rear garden via a path, useful for materials and recycling as well as storage.

To the rear, you step out initially onto a gravel patio, stone steps then take you up to a lawn. The oil tank has been strategically boxed in and this also provides great storage for recycling. There is a wonderful wooden pergola which is currently used as a gym but could also be a great place for a hot tub or outside dining. Bound by fencing on all sides it is a wonderful space which benefits from the sunshine most of the day.

Agents Note

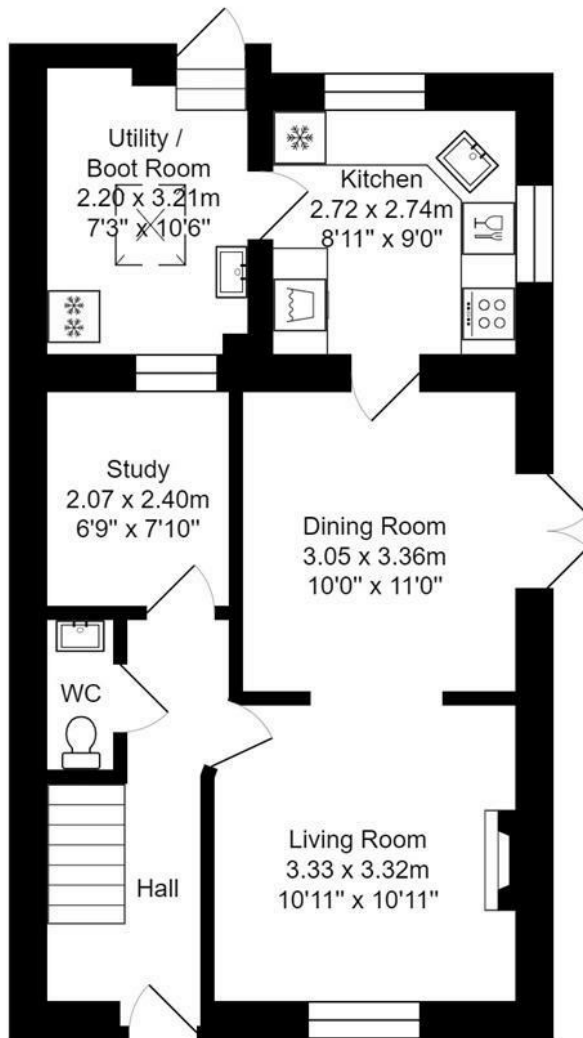
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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

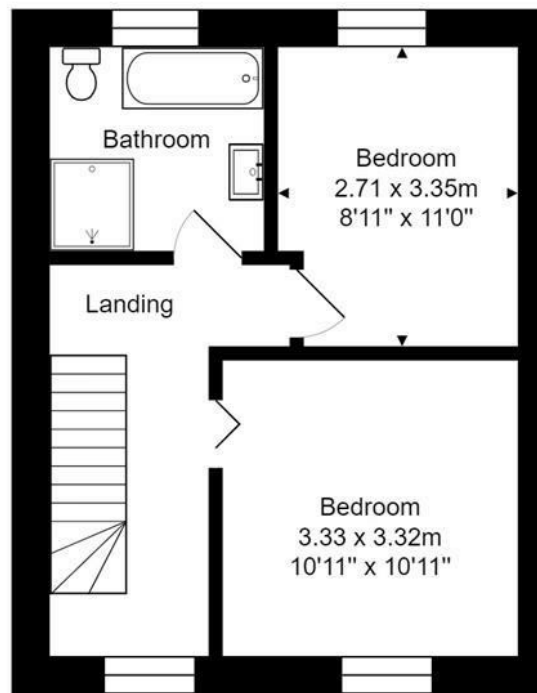
Tenure - Freehold

Council Tax Band - D

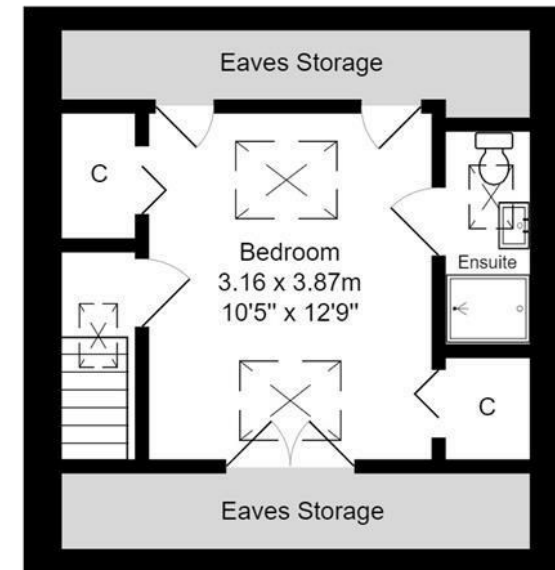
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



Ground Floor
Area: 54.3 m² ... 585 ft²



First Floor
Area: 36.0 m² ... 387 ft²



Second Floor
Area: 30.6 m² ... 330 ft²

Total Area: 121.0 m² ... 1302 ft²

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
www.epcassessments.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(11-15)	B		
(16-20)	C		77
(21-25)	D	58	
(26-30)	E		
(31-35)	F		
(36-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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