



WentWorth
Estate Agents

12 Broadmoor Vale, Bath, BA1 4LP

• Semi Detached Dorma Bungalow • Three Double Bedrooms • Bay Fronted Master Ensuite • Sitting Room • Kitchen Dining • Utility Room • Family Bathroom • Driveway Parking & Rear Gardens • EPC Rating - C

Price guide £525,000

Location

Broadmoor Vale is set in a tranquil elevated position on the upper slopes of Weston in the World Heritage City of Bath just off Broadmoor Lane. The property offers the best of both worlds, being within walking distance of open countryside while providing easy access to local shops and amenities in Weston Village. The property is a stones throw away from Weston All Saints Primary School, whilst Kingswood School and the Royal High are a short car journey away. The property is convenient for bus routes into Bath city centre, as well as offering great access out to the M4 Motorway at junction 18.

Internal Description

Once through the door a lovely hallway greets you with accommodation on both sides. The bay fronted master bedroom overlooks the front allowing plenty of light to flood in. Benefitting from a generous ensuite shower room consisting of a walk in shower with rainfall shower head, WC, and sink unit with an abundance of storage. Bedroom two just opposite is also to the front and is a good sized double. You will find the sitting room overlooking the garden with patio doors out. The living room has a wonderful feature fireplace installed with wood burner creating a cosy focal point. The kitchen diner, also to the rear is a lovely social area with an abundance of storage as well as space for a good sized dining table. Wall and base units provide ample workspace with integrated appliances including an induction hob with extractor over, double ovens and dishwasher. A useful utility can be found just off the kitchen with further storage. Completing the ground floor accommodation is the family bathroom. Comprising of a WC, sink unit with storage and a bath.

To the first floor a third bedroom has been created and useful work from home study area. Currently used as a nursery, it benefits from cloakroom and countryside views.

External Description

To the front is driveway parking for several cars as well as a low maintenance lawn. Mature shrubs and trees create curb appeal bound by a low stone wall. The rear garden has been landscaped by the current owners making a wonderful space for relaxing and playing. Initially a generous patio area makes the perfect spot for alfresco dining. Benefitting from a level lawn it is unbelievably family friendly with plenty of space to play.

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

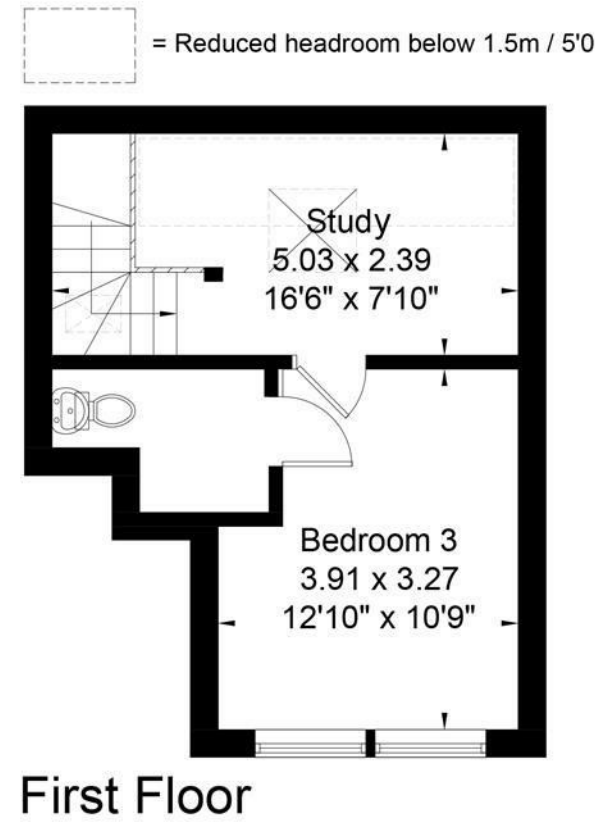
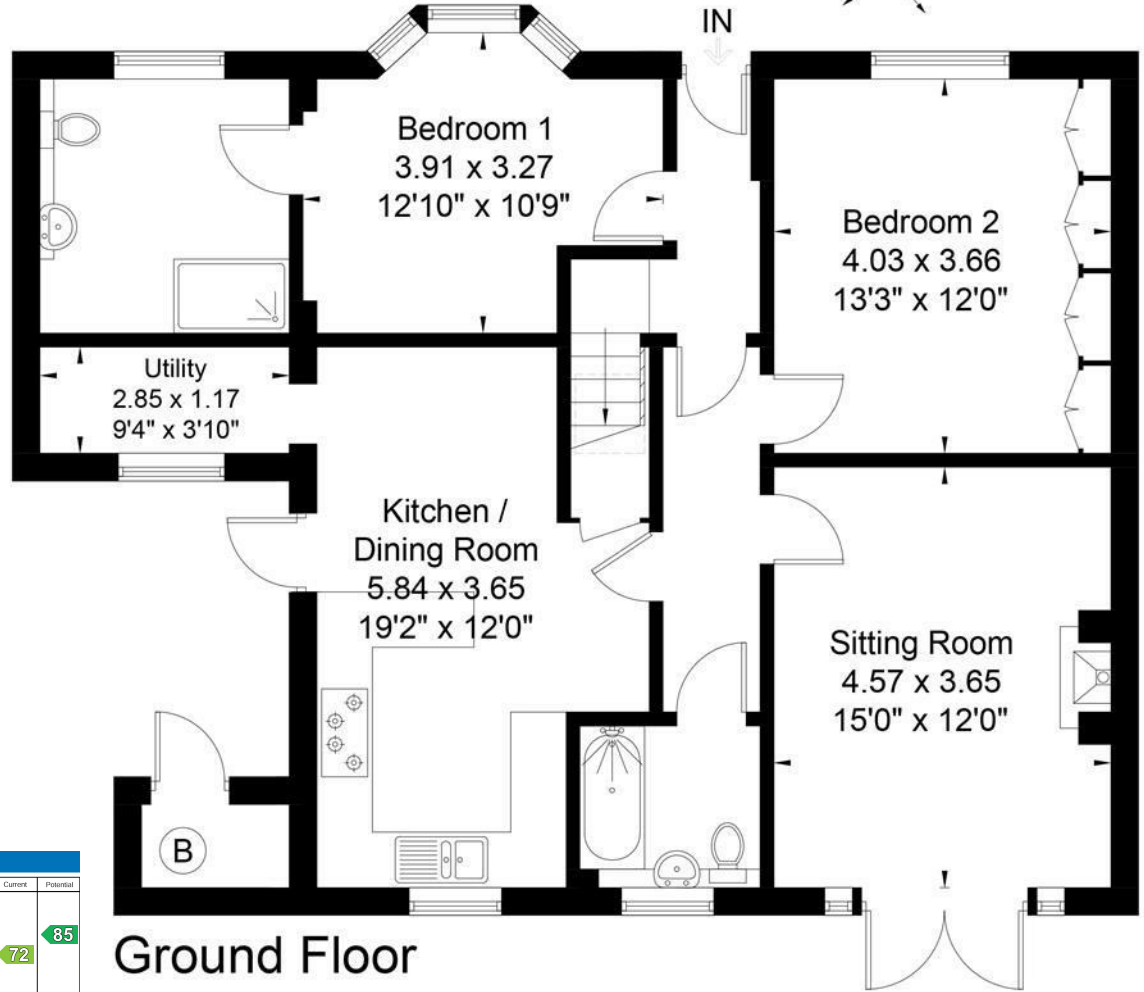
Council Tax Band - D

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



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Approximate Gross Internal Area = 117.6 sq m / 1265 sq ft



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		
	72	85
England & Wales	EU Directive 2002/91/EC	

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



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