



WentWorth  
Estate Agents



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## 159 Whiteway Road, Bath, Somerset, BA2 2RG

- Victorian Semi-Detached House • Open Plan Living Dining Room • Modern Kitchen • Three Bedrooms • Sleek Bathroom • South Facing Immaculate Rear Gardens • Panoramic Rural Views • Garaging & Home office area.

### Price guide £400,000

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#### Location

Located in an enviable position overlooking Englishcombe valley, well situated amongst a thriving local community benefitting from a broad range of amenities and services. Rush Hill currently provides a local Doctors Surgery, Post Office, Dental Surgery and Garden Centre. Furthermore, there are a number of excellent primary and secondary schools all within easy reach including Southdown Primary School and St Gregory's Catholic College. A local bus service provides links to the City Centre, the City of Bristol and surrounding local towns and villages.

#### Internal Description

You enter the property through to the front via a porch into the entrance hallway where there is a staircase which takes you to the first floor. To the right there is an open plan dining and living room with oak flooring throughout, the dining area benefits from a feature fireplace with log burner, creating a wonderful character feel. The sitting room has two large windows allowing light to flood in all the way to the rear of the property. The kitchen consists of both wall and base units complimented by wood effect laminate worktops. There is an inset sink unit with mixer tap, four ring 'Bosch@ gas hob with extractor over, single electric oven, plumbing for a washing machine and dishwasher as well as space for a fridge freezer. The rear garden is accessed from the kitchen.

Heading up to the first floor you will find three bedrooms and a sleek modern bathroom. The master and bedroom three are to the front with bedroom two overlooking the rear. Both the master and bedroom two are good size doubles. The bathroom completes the accommodation. Comprising of a separate double walk in shower cubicle, bath with hand held shower, WC and wash hand basin with storage. The 'Vaillant' gas boiler is also housed in the bathroom.

#### External Description

To the front of the property is a low walled garden with a mature hedge creating privacy and a stone path leading to the front door. The rear garden has the wow factor with the southerly views over Englishcombe Valley. Predominantly laid to lawn with mature borders and two patio areas to take advantage of those stunning views and to enjoy al-fresco dining throughout the warmer months. At the bottom of the garden you will find a very useful garage with a separate area

currently used by the owner as a home office ( please note there is currently no power in the home office area within the garage. The owners currently park within a specific area in front of there garage.

#### 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.

NB: Some of the photos were taken when previously marketed.

THE CURRENT OWNERS HAVE PLANNING PERMISSION FOR A REAR EXTENSION. FOR FURTHER INFORMATION PLEASE SEE THE PLANNING NUMBER TO FIND OUT MORE.

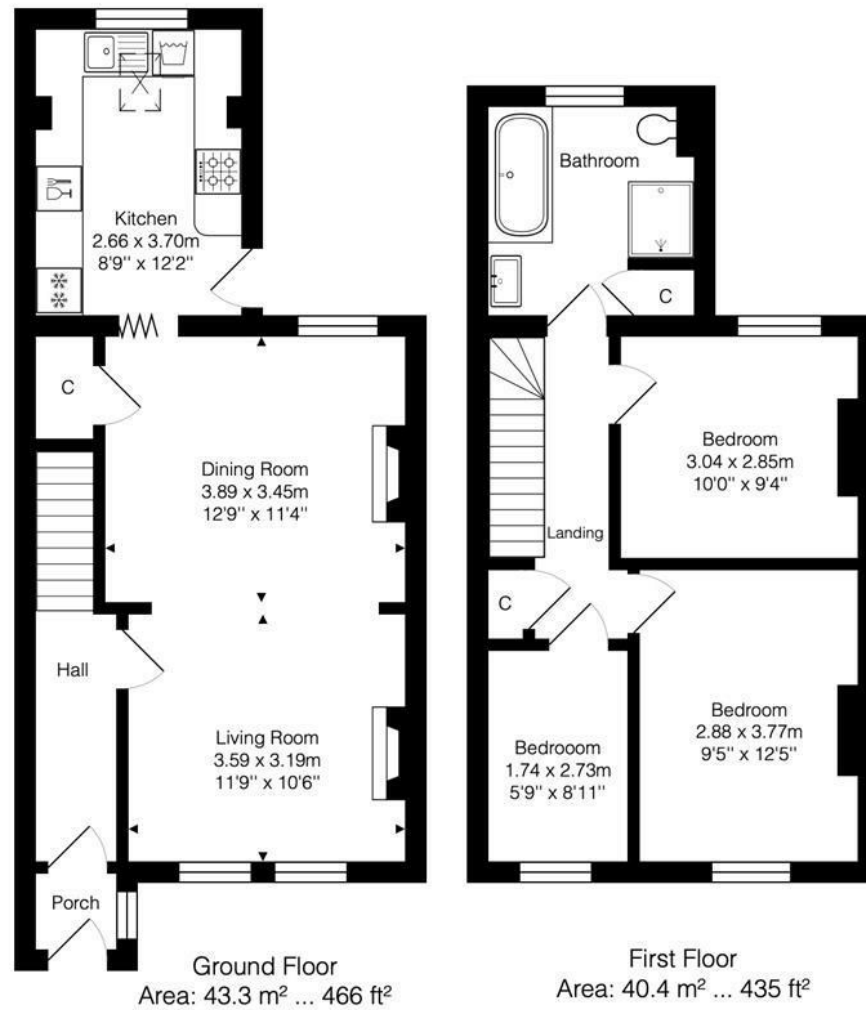
Planning Application Reference: 22/04735/FUL

#### Additional Information

Tenure; Freehold  
Council Tax Band - C

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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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		78
(55-68)	D	49	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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