



WentWorth
Estate Agents



2 School Lane, Northend, Bath, BA1 7ER

- Semi-Detached Family Home • Desirable Village Location • Well Balanced Open Plan Living • Kitchen, Utility Room & Cloakroom • Four Bedrooms • Family Bathroom • Rear Garden, Front Terrace & Further Detached Woodland Area • Kitchen/Workshop & Garage Block With Three Garages • Additional Private Parking • EPC Rating - D

Price guide £650,000

Location

School Lane, Northend, is located in a tranquil no through road in the middle of this desirable village. Conveniently within easy walking distance of the sought after village of Batheaston with it's many amenities, including a popular primary school, Church, GP Surgery, Dental Practice, Convenience Store, Takeaway, Pub and Café.

Positioned adjacent to superb countryside and close to nearby river and canal walks.

Regular Buses take you to the World Heritage City Of Bath, which is approximately 3 miles away and offering a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 Motorway is also accessible from this side of the city.

Internal Description

Reached via steps this Semi Detached property offers versatile accommodation. with great potential for someone to put their own stamp on. On entering the double glazed front door into a very spacious entrance hall, complete with wooden floor, under stairs cupboard and further storage cupboards to the rear of the hallway. There are stairs ahead of you leading to the upper floors.

To the right of the property is the open plan living space to include a cosy, yet generous sitting room to the front of the property, complete with wood burner, stripped wooden floors, bay windows with a window seat and storage. Leading from the sitting room is a good sized dining room with heated tiled flooring. A further room currently used as a play room is situated at the back of the property. To the left of the dining room is the modern kitchen, comprising of wooden wall and base units, double AEG electric oven, Induction hob and extractor fan. There is a one half bowl sink unit with mixer tap plus space for a dishwasher. From the kitchen you enter the utility room where there is a sink, plenty of handy cupboards, along with plumbing for a washing machine, and tumble dryer. To the right of the utility is a useful cloakroom complete with sink and wc. A door from the utility room gives access to the good sized back garden.

On the first floor are two good sized double bedrooms plus a single bedroom. One of the double bedrooms has the benefit of floor to ceiling storage cupboards. The family bathroom is positioned at the back of the property with a wc, shower over bath, heated towel rail, heated flooring and vanity sink unit with mixer tap. On this floor is a useful good sized airing cupboard. The third double bedroom is light and airy and situated in the loft with dormas to both the front and rear of the property and has handy eaves storage.

External Description

Positioned at the bottom of the steps of the property is a good sized garage, currently kitted out as a commercial kitchen, plus there are three further garages opposite the property along with further parking for up to four vehicles. Stone steps lead to the property and front garden which is laid mainly to patio slabs with various seating positions for you to enjoy the scenery of this peaceful location.

A side access takes you to the back garden, complete with shed, patio area and steps leading to the lawn leading to a further seating area at the top of the garden, where there is plenty of space for play equipment, if required. Fence panels erected to both sides of the garden.

The property also comes with a very useful piece of land opposite the house, complete with a small woodland and stream .

Additional Information

Council Tax Band - C

Tenure - FREEHOLD

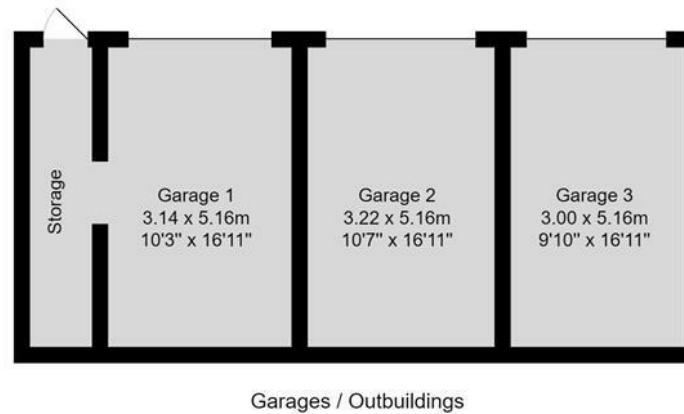
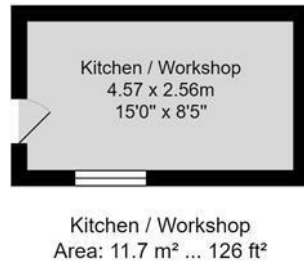
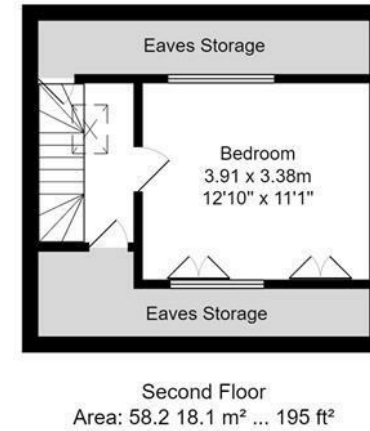
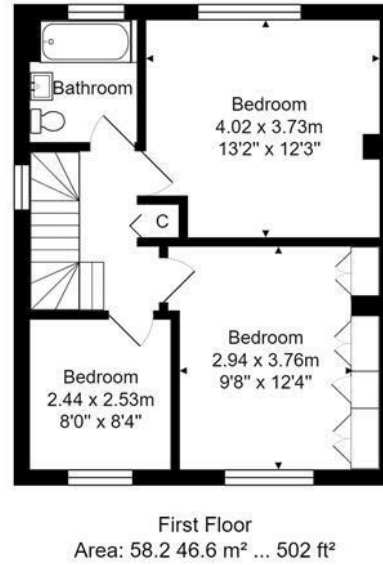
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

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.



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



Total Area: 128.5 m² ... 1383 ft² (excluding eaves storage, kitchen / workshop, storage, garage 1, garage 2, garage 3)

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		
	59	69
England & Wales	EU Directive 2002/91/EC	





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