



WentWorth
Estate Agents



Amaris Hobbs Wall, Farmborough, Bath, BA2 0BH

- Deatched Family Home
- Five Bedrooms
- En-Suite To Master & Family Shower Room
- Large L Shaped Living/Dining Room
- Kitchen/Breakfast Room
- Study/Snug
- Single Garage
- Driveway Parking
- Front & Rear Gardens
- EPC Rating - D

Price guide £525,000

Location

This immaculately presented, family home, is set within the thriving but peaceful village of Farmborough. The village is situated approximately 8 miles outside the World Heritage City of Bath and is also ideally located for those needing access to the adjoining City of Bristol, via the A37. The village itself affords a host of local amenities, including a local convenience store, garage, a church, a local primary school, two public houses and a village hall. There is a bus service into both, Bath and Bristol with a main line service to London Paddington at Bath Spa station.

Internal Description

Entering this spacious and well-presented family home, you are greeted with an entrance porch leading to a welcoming hallway. With plenty of space for coats by way of a storage cupboard. The generous and bright living room is ideal for relaxing or entertaining and leads through to the dining room, which could be utilised as a separate snug or reading room. There is a third reception which offers flexible living, perfect for today's lifestyles. The kitchen is both stylish and well-appointed with wall and base units complemented by the worktops and tiling. This is the heart of the home as the dining area creates a wonderful family space. Open the patio doors and you have a sunny decked area from which to entertain. Also on the ground floor you will find a guest cloakroom. To the first floor you will find five bedrooms. The master suite is both spacious and bright and the en-suite compromises of a bath, with shower over, wash hand basin and w/c. There are two further double bedrooms and two single bedrooms. The family shower room enjoys a walk-in shower and wash hand basin vanity with a separate w/c which lies between bedroom three and four. This superb property offers plenty of space for growing families.

External Description

Externally , to the front, there is a driveway leading to the garage, pretty gardens with lawn, mature trees and herbaceous borders. To the rear there is a wonderful garden to enjoy, with a decked area for entertaining and relaxing, a level lawn and borders for planting.

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

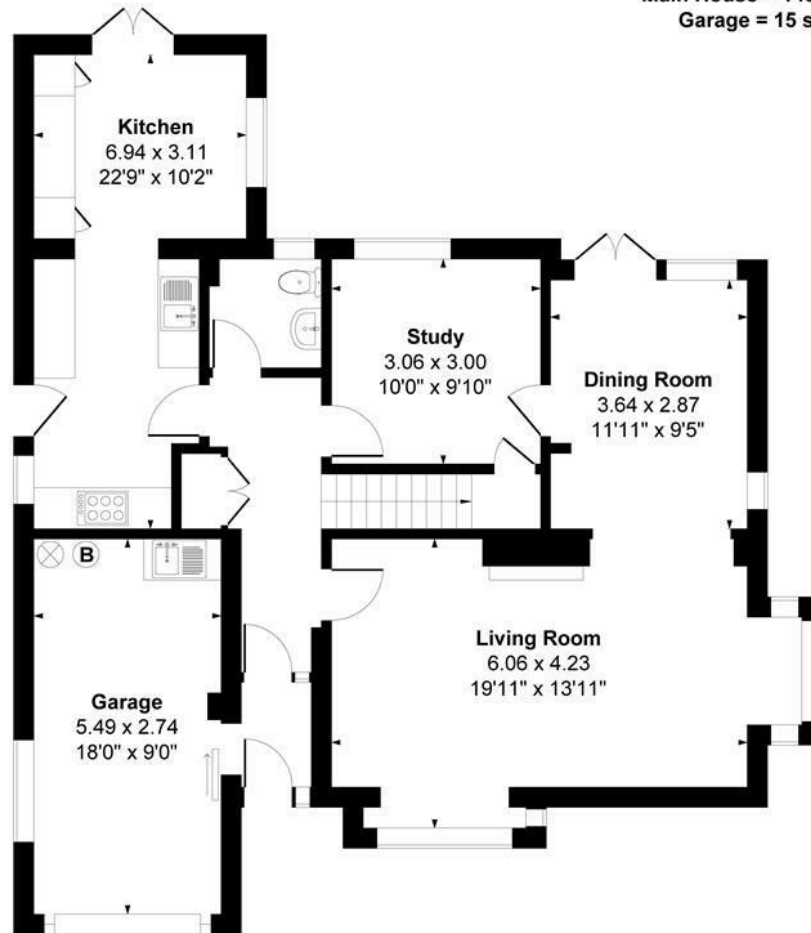
Tenure - Freehold

Council Tax Band - E

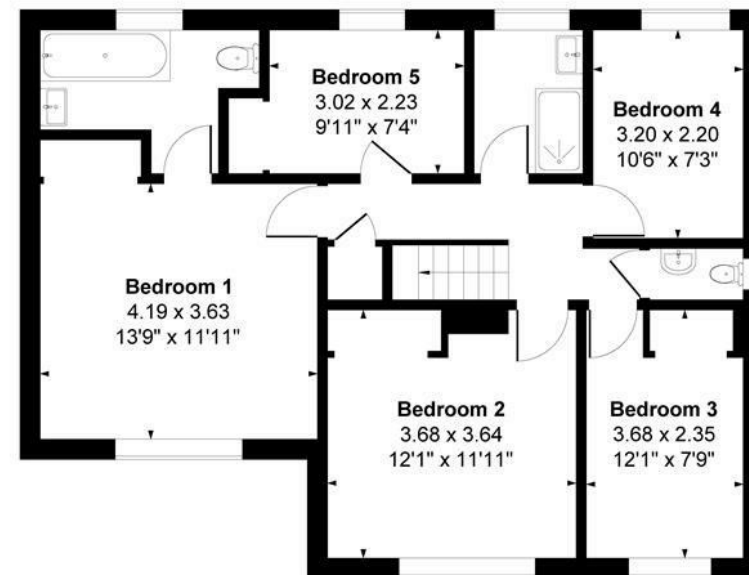
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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Approximate Gross Internal Area
Total = 163 sq m (1751 sq ft)
Main House = 148 sq m (1589 sq ft)
Garage = 15 sq m (162)sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.





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