



WentWorth
Estate Agents



84 Bath Old Road, Radstock, BA3 3HE

- Mid-Terrace Extended & Renovated Period Home
- 23'2"x16'8" Open Plan Living Space
- Sleek Kitchen Breakfast Room
- Two Double Bedrooms
- Fully Fitted Bathroom
- Mature Landscaped Front & Rear Gardens
- Immaculately Presented Throughout
- EPC Rating - C

Price guide £295,000

Internal Description

Once inside the house you are greeted by an impressive open plan living area. This provides ample space for both dining and seating areas. The flooring is wide plank engineered oak and the stairs lead up to the first floor from here. There is a feature fireplace in both areas with an inset log burner in the living room. The house flows beautifully through to the light and airy kitchen breakfast room. In here there is a shaker style kitchen with a range of wall and base units, built in washer dryer, dishwasher, fridge freezer, double oven, 'Smeg' five ring gas hob and sink unit with mixer taps. Glazed double doors lead out to the garden from here.

On the first floor there are two double bedrooms. The master is spacious with two windows to the front whilst the second double has views out over the gardens. The accommodation is completed by the family bathroom which has a fully fitted white suite comprising of a panelled bath with electric shower over, w.c, and wash hand basin. The floor is tiled and there are partially tiled walls.

External Description

To the front of the property steps and a path lead you to the front door. the garden is bound by mature hedging and fencing. This area is low maintenance and houses the log and bin stores. To the rear you have a beautiful garden which has been lovingly maintained and improved by the current owners. The garden is mainly laid to lawn with seating areas both off the kitchen breakfast room as well as to the rear on the wooden deck. The garden is bound by walls, hedging and fencing and there is a vast range of mature trees, shrubs and flower beds.

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

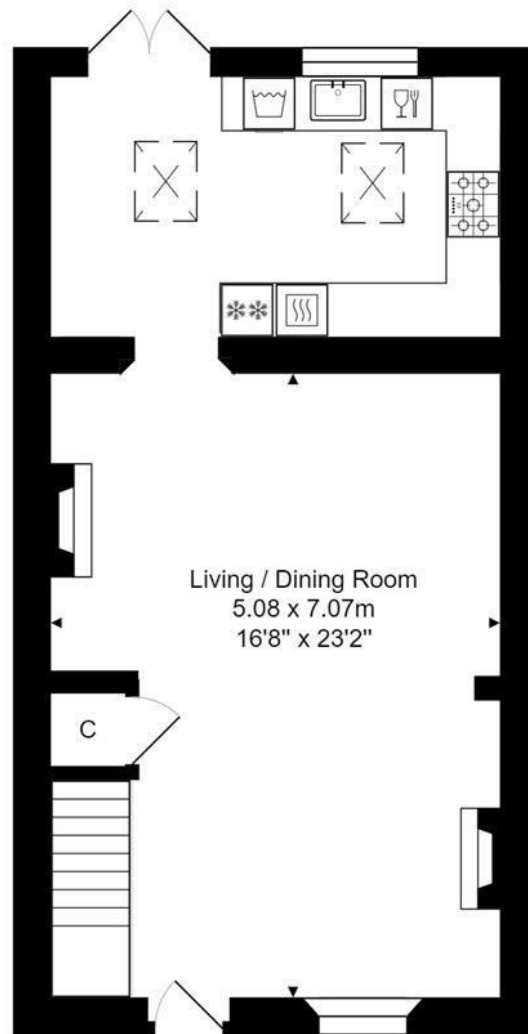
Tenure - Freehold

Council Tax Band - B

Please note that the garden photo was taken in the summer of 2024.

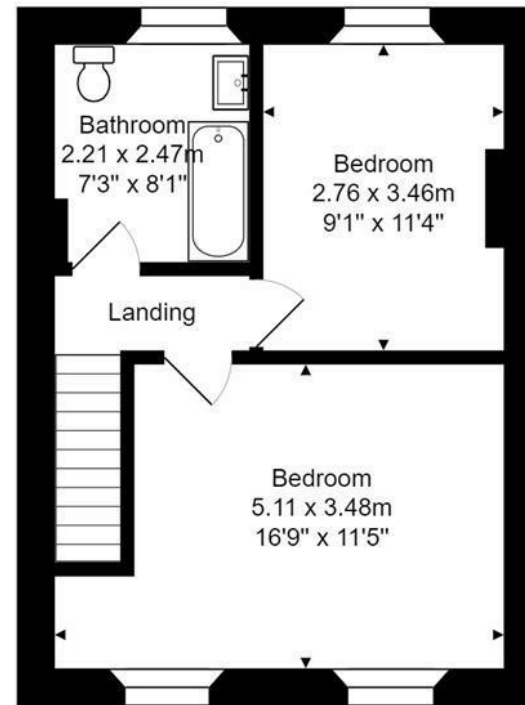
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NB Two: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.



Ground Floor
Area: 53.5 m² ... 575 ft²

Kitchen / Breakfast Room
5.02 x 2.94m
16'6" x 9'8"



First Floor
Area: 35.9 m² ... 386 ft²


Total Area: 89.3 m² ... 961 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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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