



WentWorth
Estate Agents



4 Farmborough View Bath Road, Farmborough, Bath, BA2 0BX

■ Mid Terrace Family Home ■ Open Plan Living Accommodation ■ Sleek Kitchen Area ■ Cloakroom ■ Three Bedrooms ■ Family Bathroom & En-Suite Shower Room ■ Level Rear Garden ■ Private Driveway Parking ■ EPC Rating - B

Price guide £325,000

Location

This immaculately presented, family home, is set within the heart of 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 are bus services into both Bath and Bristol with a main line service to London Paddington at Bath Spa station.

Internal Description

Entering the property you are greeted with a welcoming hallway which leads into the open plan living room, dining area and kitchen. The kitchen area is light and bright and offers plenty of storage. The wall and base units are complemented by the worktops and flooring. The living space is ideal for relaxing or entertaining and has space for a dining table and chairs. The patio doors open into the sunny rear garden. There is a useful storage cupboard under the stairs as well a cloakroom. To the first floor there is a spacious double bedroom to the rear with an en-suite shower room. This room also boasts French doors which overlook the beautiful countryside beyond. There is a second, well proportioned bedroom and a single bedroom, perfect for office space. The family bathroom is decorated in soft natural tones and comprises of a bath, wash hand basin and w/c.

External Description

To the front of the property you will find an allocated parking space as well as additional visitors parking. To the rear there is an easy to maintain, south facing garden which is mainly laid to lawn, with a pathway to the rear access gate. There are lovely views to enjoy from the patio. The useful storage cupboard is ideal for garden tools.

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.

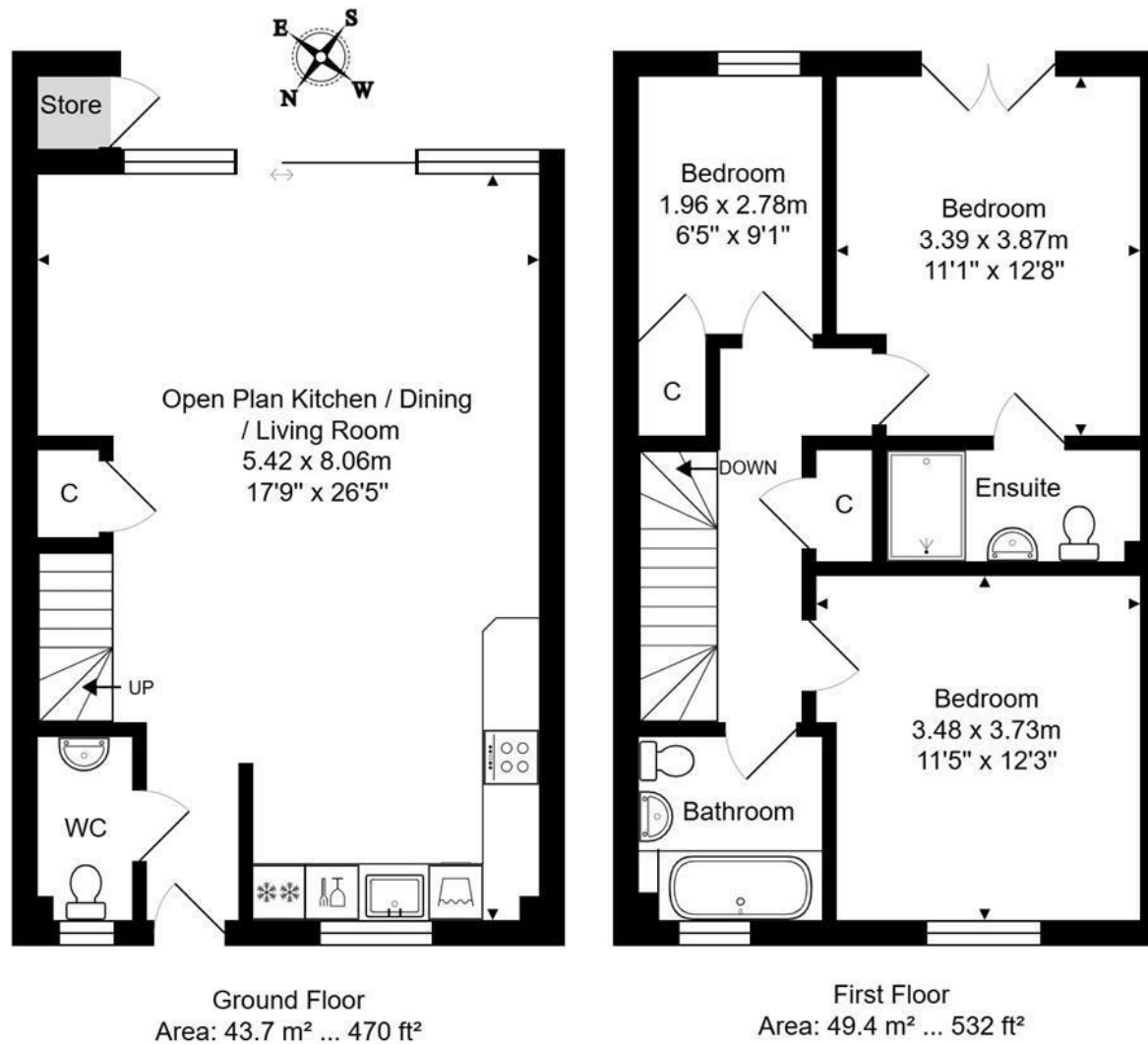
Additional Information

Tenure - FREEHOLD

Council Tax Band - C

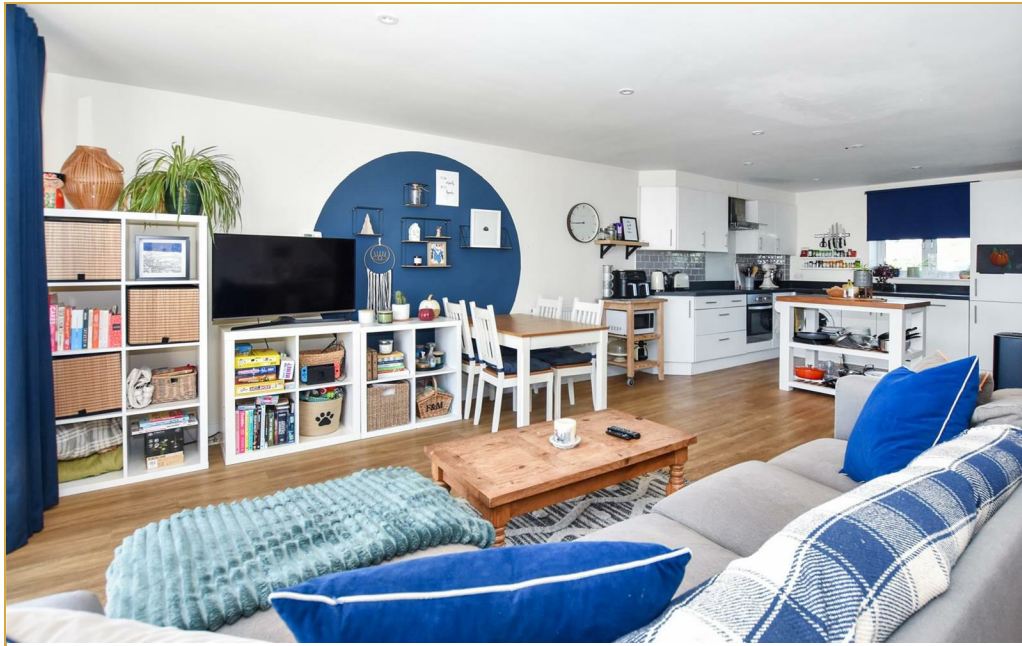
Residents management company charges of £99 per quarter (This covers maintenance, gardening of the communal areas & public liability insurance)

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



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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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