



WentWorth
Estate Agents



10 Greenacres, Bath, BA1 4NP

- Semi-Detached Family Home
- No Onward Chain
- Open Plan Living Dining Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Driveway Parking & Single Garage
- Views To The Front, Side & Rear
- EPC Rating - D

Price guide £425,000

Location

Greenacres is set in a tranquil elevated position on the upper slopes of Weston in the World Heritage City of Bath. The property offers the best of both worlds, being within walking distance of open countryside while providing easy access to local shops and amenities in Weston Village. The property has access to Weston All Saints Primary School, St Marys RC Primary, whilst Kingswood School and the Royal High are a car journey away. The property is convenient for bus routes into Bath city centre, and also for the A4 and A431 to Bristol as well as offering great access out to the M4 Motorway at junction 18.

Internal Description

On entering the property to the front there is a good size hallway with stairs leading up to the first floor. To the left you will find a light open plan living room with ample space for both defined seating and dining areas. In the seating area you have a feature gas fire as well as double glazed door leading out to the rear garden. The kitchen has a range of wall and base units with laminate work tops and an inset sink unit with mixer taps. There is plumbing for a washing machine, built in five ring gas hob, electric oven, dishwasher and fridge. The boiler is also located in the kitchen and you have a door to the side of the house.

On the first floor there are three bedrooms. Two doubles and a single. Both double bedrooms are a lovely size with great views and built in wardrobes and drawers in the rear bedroom. Within bedroom three is the airing cupboard as well as a storage cupboard and fabulous city views again. The accommodation is completed by a generous family bathroom. This boasts both a separate walk in shower, panelled bath with hand held shower, w.c and wash hand basin.

External Description

To the rear of the property you have a well established garden bound by fencing. There is a low maintenance gravel area off the house which is great for dining during the summer months, a level lawn and mature flower beds to the left and rear. A gate leads to the side of the property where there is a block paved driveway and single garage. This has an up and over door, light and power.

To the front of the property, you again have a mature garden bound by hedging and fencing. Here there is a great range of flower and shrubs. You also have a patio to the front, providing a further seating area.

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

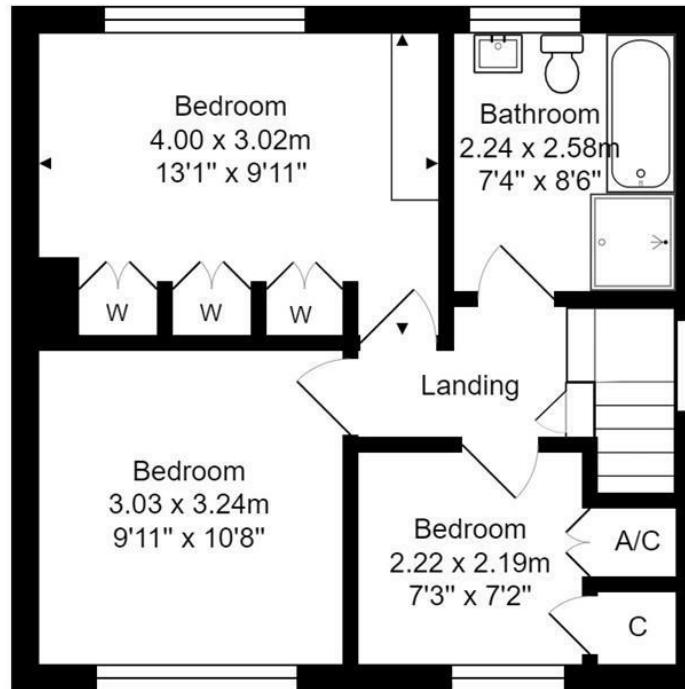
Tenure - Freehold

Council Tax Band - D

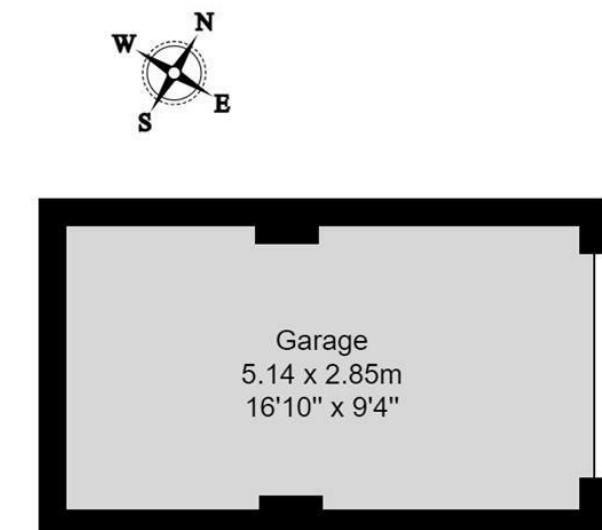
NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.



Ground Floor
Area: 40.3 m² ... 434 ft²



First Floor
Area: 40.3 m² ... 434 ft²



Garage
Area: 14.6 m² ... 157 ft²

Total Area: 80.6 m² ... 868 ft² (excluding garage)

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		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904

bath@wentworthea.com
www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

WentWorth
Estate Agents