



8 Ringwell

Norton St. Philip Bath BA2 7NY

A refurbished three bedroom semi-detached family home tucked away within a small cul-de-sac backing onto countryside. Situated on the edge of the well regarded village of Norton St Philip close to the world Heritage city of Bath close to primary school, two pubs, cricket/recreation ground and village supermarket with Post Office. The property has undergone a program of refurbishment within the last four years and boasts entrance hall, two reception rooms, fitted kitchen/breakfast room, refitted bathroom with mains shower, three double bedrooms, central heating system, double glazing, plenty of parking and stunning gardens with greenhouse. Viewing is highly recommend as properties within this village always prove extremely popular.

Guide Price £369,950





Entrance Hall

Obscured UPVC double glazed door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboard under. High level cupboard housing fuse box. Wood effect flooring and inset ceiling spotlights. Smoke alarm. Panelled door to bathroom. Glass panelled door to the:

Dining Room

12'1" x 11'1" (3.68 x 3.38 (3.69 x 3.39)) UPVC double glazed French doors to the rear. Radiator. Built-in double cupboard. Wood effect flooring. Doorway to the kitchen. Opening to the:

Living Room

13'0" x 10'11" (3.96 x 3.33 (3.97 x 3.34)) UPVC double glazed window to the rear. Radiator. Wood effect flooring. Television point. Alcoves with shelving.

Kitchen/Breakfast Room

15'0" x 9'1" max (4.57 x 2.77 max) UPVC double glazed windows to the front and rear. Radiator. Range of base and drawer units with metro tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel electric oven and four-ring hob with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Breakfast bar. Tiled effect vinyl flooring and inset ceiling spotlight. Heat alarm. Access to loft space. Obscured UPVC double glazed door to the side.



Family Bathroom

Obscured UPVC double glazed windows to the front and side. Chrome towel radiator. Three piece white suite with metro tiled surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboard under and w/c with enclosed cistern and dual push flush. Tiled flooring and inset ceiling spotlights. Extractor fan.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Balustrade. Smoke alarm. Access to part boarded loft space. Panelled doors off and into: storage cupboard with shelving. Painted wood flooring.

Bedroom One

12'5" x 11'2" (3.78 x 3.40)

UPVC double glazed window to the rear. Radiator. Painted wood flooring. Alcoves with shelving.

Bedroom Two

12'11" x 9'7" (3.94 x 2.92 (3.93 x 2.91))

UPVC double glazed window to the rear. Radiator. Painted wood flooring. Alcove with hanging rail and shelving.

Bedroom Three

9'9" x 8'0" (2.97 x 2.44 (2.96 x 2.43))

UPVC double glazed window to the front. Radiator. Painted wood flooring.

EXTERNALLY

To The Front

Path leading to the front door with storm

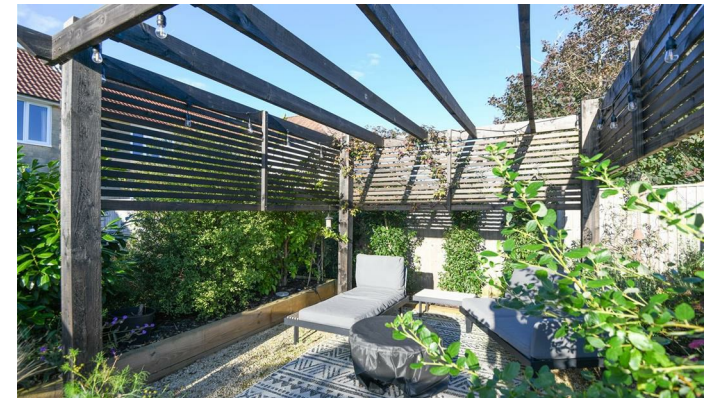
porch over and entrance light. Area laid to lawn and well stocked mixed borders with a variety of plants and shrubs. Outside tap. Space for bins. Path leading to gated side pedestrian access to the rear. Large gravel driveway providing off road parking for several vehicles. Enclosed by fencing.

To The Rear

Good sized enclosed southerly facing garden with private open comprising large area laid to lawn and a seating area with a pergola with views of the fields. Greenhouse and shed. Courtyard area to the side providing storage. UPVC double glazed storm porch over side kitchen door. Outside light. All enclosed by fencing.

AGENTS NOTE:

the property has undergone a programme of refurbishment since the last EPC was commissioned



Tenure **Freehold**
Council Tax Band **C**
EPC Rating **C**

Ground Floor
Approx. 53.2 sq. metres (573.0 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

