



9 Ringwell

Norton St Philip Bath BA2 7NY

A 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. Although the property is in an habitable condition, this spacious home requires a programme of modernisation. Accommodation comprises entrance hall, two reception rooms, kitchen/breakfast room, bathroom, separate w/c, three double bedrooms, gas central heating system with Worcester combi boiler, UPVC double glazing, plenty of parking and south facing gardens with views over fields. Viewing is highly recommend as properties within this village always prove extremely popular. Offered for sale with no onward chain.

Guide Price £325,000





ACCOMMODATION

All measurements are approximate

Entrance Hall

Double glazed composite door to the front. UPVC double glazed window to the front. Radiator. Stairs to the first floor with cupboards under. Fuse box and electric meter. Coat hanging space. Panelled doors off and into:

Living Room

13'0 x 10'11 (3.96m x 3.33m)
UPVC double glazed window to the rear. Radiator. Original open tiled fireplace. Opening to the:

Dining Room

12'1 x 11'1 (3.68m x 3.38m)
UPVC double glazed sliding patio doors to the rear. Radiator. Feature fireplace with stone hearth and wood burning stove inset. Panelled door to the hall. Panelled door to the:



Kitchen/Breakfast Room

15'0 x 9'1 (4.57m x 2.77m)

UPVC double glazed windows to the front, side and rear. Radiator. Range of wall, base and drawer units with tiled splash-backs and rolled top work surfaces. Stainless steel sink drainer unit. Electric cooker point. Space for under counter appliances and fridge/freezer. Plumbing for washing machine. Vinyl flooring and inset ceiling spotlights. Extractor fan. UPVC double glazed door to the side. Access to loft space.

Bathroom

Obscured UPVC double glazed window to the side. Towel radiator. Two piece white suite with fully tiled surrounds comprising panelled bath with electric shower over and pedestal wash hand basin. Vinyl flooring.

Separate W/C

Obscured UPVC double glazed window to the front. Radiator. W/C.

FIRST FLOOR

Landing

UPVC double glazed window to the front. Radiator. Access to loft space. Panelled doors off and into: two linen cupboards with shelving.

Bedroom One

12'5 x 11'2 (3.78m x 3.4m)

UPVC double glazed window to the rear

with views over fields. Radiator. Original tiled fireplace.

Bedroom Two

12'11 x 9'7 (3.94m x 2.92m)

UPVC double glazed window to the rear with views over fields. Radiator. Picture rail.

Bedroom Three

9'9 x 8'0 (2.97m x 2.44m)

UPVC double glazed window to the front. Radiator. Built-in airing cupboard housing Worcester gas fired combi boiler and shelving.

EXTERNALLY

To The Front

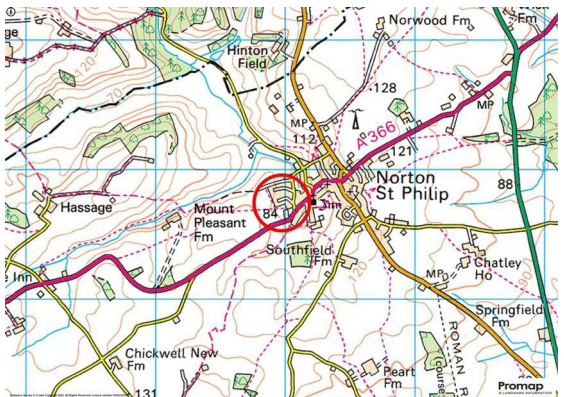
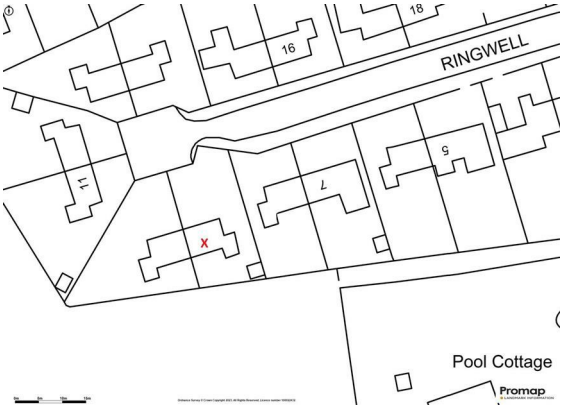
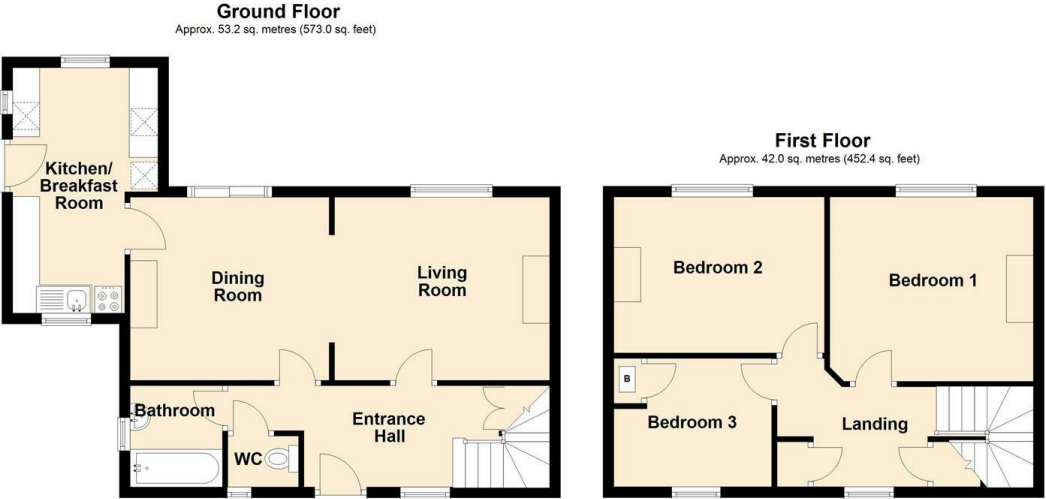
Path leading to the front door with storm porch over and entrance light. Large area laid to lawn, a variety of plants, trees and shrubs, and gravel areas. Bin store. Gas meter. Outside tap. Gates leading to tandem driveway providing off road parking. Enclosed by fencing and 3ft hedgerow. Access to the rear.

To The Rear

Good sized enclosed garden backing onto fields comprising patio area to the immediate rear with stone walling enclosing, area laid to lawn, gravel areas and a variety of plants, trees and shrubs. Brick built BBQ. Lighting. Hardstanding with garden shed. Enclosed by timber and wire fencing.



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



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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.