



Home

£284,000

Wedmore Park, Bath, BA2 1JZ.

An excellent opportunity has arisen to purchase this stunning two double bedroom property offered to the open market for the first time since it was constructed in the early 1960s. The benefits include gas heating, double glazing and extensive off road parking.

Early viewings are advised, call 01225 463006 to arrange yours.

Energy Efficiency Rating: D



An excellent opportunity has arisen to purchase this stunning two double bedroom property offered to the open market for the first time since it was constructed in the early 1960s. The benefits include gas heating, double glazing and extensive off road parking. The property briefly comprises a porch, hall, kitchen/dining room, lounge, office, utility room, well proportioned landing, two double bedrooms and a bathroom. To the front of the property, the large private driveway is finished to a very high standard with ornamental paving. The rear garden is nicely secluded and is laid to patio and lawn. The property benefits from a highly sought after cul de sac location and views which stretch out for many miles. The shops and cafés of Moorland Road are within easy reach. Local restaurants include The Moorfields and The Moorland Gate. Newton St Loe Farm Shop is a particular favourite amongst the locals and is a short drive away. There are exceptionally good transport links to the city centre, the Universities and Bristol beyond. Early viewings are advised.

Entrance Porch:

UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, floor tiles.

Entrance Hall:

Single glazed door to front aspect, radiator, built in cupboard, further built in cupboard containing fuse box, gas meter, electric meter and stairs rising to first floor landing.

Lounge: 4.89m x 3.93m

Single glazed door to rear aspect, UPVC double glazed window to rear aspect, gas fire with back boiler behind, pleasant aspect towards garden, views towards the historic Roundhill.

Kitchen/Dining Room:

3.19m(max) x 2.81m(max)

UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, stainless steel sink drainer unit, integrated cooker hood, tiled splashbacks, pleasant aspect towards street.

Office: 2.49m x 1.74m

UPVC double glazed patio doors to side aspect, UPVC double glazed

full length window to side aspect, ornamental radiator, pleasant garden aspect.

Utility Room: 2.34m x 1.76

UPVC double glazed window to side aspect range of base and wall mounted units, sink with mixer tap, plumbing for washing machine, pleasant garden aspect.

First Floor Landing:

Loft access, built in cupboard, doors to all rooms.

Bedroom: 4.25m(max) x 2.69m(max)

UPVC double glazed window to rear aspect, radiator, built in cupboard, spectacular views.

Bedroom: 3.83m(max) x 2.82m(max)

UPVC double glazed window to front aspect, radiator, large built in cupboard, spectacular views.

Bathroom:

UPVC double glazed window to front aspect, radiator, wash basin within vanity unit, panelled bath with shower over, WC, fully tiled walls.

Front Garden/Parking:

Laid to ornamental paved driveway, outside tap with parking for several cars.

Rear Garden:

Laid mainly to patio and lawn, electrical supply, wooden fencing and rear pedestrian access, pleasant aspect towards historic Roundhill.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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33 Wedmore Park
Bath
BA2 1JZ

Call now, visit us in branch
or go online to book your
viewing.

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Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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