



£264,500

Energy Efficiency Rating: D

Wedmore Park, Bath, BA2 1JZ.

Home Estate Agents of Bath are favoured with the instructions to market this immaculately presented 2 bedroomed mid terraced family home situated in a popular residential area in Southdown. An early inspection is highly recommended, please contact 01225 463006.



Home Estate Agents of Bath are favoured with the instructions to market this immaculately presented 2 bedroomed mid terraced family home situated in a popular residential area in Southdown. The property boasts modern gas central heating, rewired approximately 4 years ago, double glazing, south facing low maintenance rear gardens, close to amenities within Mount Road and local schooling nearby. The spacious accommodation briefly comprises: - Entrance porch, entrance hall, lounge/diner to the rear, fitted modern kitchen, useful store/utility area, 2 double bedrooms and upstairs shower room. There is a manageable, low maintenance garden to the front and south facing gardens to the rear with access to Roundhill. An early inspection is highly recommended, phone 01225 463006 to view.

Entrance Porch:

Entered via replacement front door. Double glazed window to front aspect. Outside light. Glazed door to: -

Entrance Hall:

Stairs rising to first floor landing, recessed coats cupboard, radiator, meter cupboard, laminate flooring, door to lounge/diner and door to: -

Kitchen: 3.15m x 2.78m

Modern fitted kitchen with range of base level and wall units. Fitted wine rack and shelving, work surfaces with inset gas hob with stainless steel splashback. Fitted electric oven. Space for fridge freezer. Tiled splashbacks. Single drainer sink unit with mixer tap over. Double glazed window to front aspect. Serving hatch. Cupboard housing Worcester gas combi boiler.

Lounge/Diner: 4.86m x 3.93m

Laminate flooring. TV point. Radiator. Deep under stairs cupboard. Double glazed window to rear aspect, enjoying views over rear

garden. Dining area ideal for table and chairs. Door to: -

Rear Lobby:

With double glazed window and replacement door to rear garden. Further door to: -

Storeroom:

With double glazed window to side aspect. (ideal for conversion to home office etc)

First Floor Landing:

Access to loft. Airing/store cupboard. Doors to: -

Bedroom: 4.25m x 2.71m

Double glazed window to rear aspect. Radiator. Double fitted wardrobe.

Bedroom: 3.83m x 2.78m

Double glazed window to front aspect. Radiator. Double fitted wardrobes.

Shower Room:

Shower room with white corner shower enclosure with mixer shower. Low flush WC. Wash hand basin. Radiator. Laminate flooring. Double glazed window to front aspect. Extractor fan. Recessed LED lighting.

Parking:

On street parking.

Front Garden:

Open plan front garden laid to lawn.

Rear Garden:

Low maintenance and landscaped rear garden with patio area. Steps up to shingled area with timber pergola. Timber fencing to 3 sides and gate to rear. Flower borders. Outside light.

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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29 Wedmore Park,
Bath,
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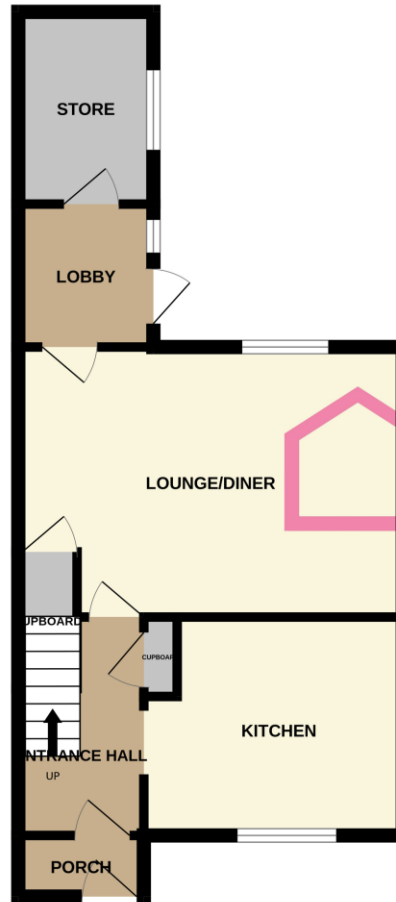
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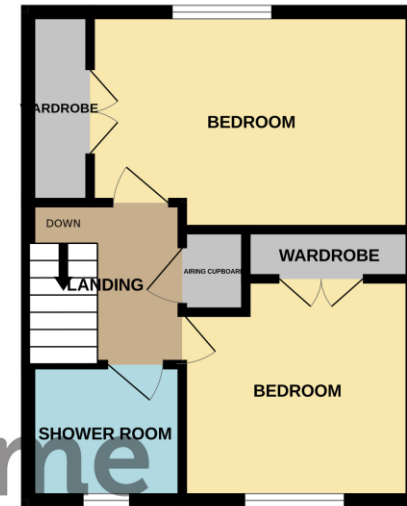
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13 Moorland Road,
Bath, BA2 3PL

 **@Home**
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



Home
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