



6 Bellifants, Bath, BA2 0DB Offers In The Region Of £325,000

Nestled in the charming village of Farnborough, Bath, this semi-detached bungalow presents a unique opportunity for those seeking a property with immense potential. Boasting three bedrooms, this bungalow offers an exciting opportunity for those with a vision for modernisation and potential to extend, subject to relevant planning consents. Situated in a sought-after location, this property comes with the added benefit of no onward sales chain, making it an attractive option for those looking to make a swift move. The single garage and driveway provide convenient off-road parking, while the enclosed southerly facing rear garden offers a private outdoor space.

Farnborough itself is a vibrant village community, complete with essential amenities such as a public house, garage, parish church, hairdressers, community hall, shop, and an outstanding Church of England Primary School, as rated by Ofsted. For day-to-day needs, the nearby village of Marksbury offers a general Co-Operative store and petrol station, with additional amenities available in Timsbury and High Littleton.

Don't miss out on the chance to transform this property into your dream home in this idyllic village setting. Embrace the opportunity to create a space that truly reflects your style and preferences. Contact us today to arrange a viewing and unlock the potential of this wonderful property in Bellifants, Farnborough.

Entrance via uPVC double glazed obscured door into

Inner Porch

10'9" x 5'1" (3.30 x 1.57)

uPVC double glazed obscured window to rear aspect, UPVC double glazed door opening to rear garden, doors to

Workshop

uPVC double glazed window to rear aspect, storage cupboard.

Hallway

Stairs rising to first floor landing, doors to

Kitchen

12'2" x 8'10" (3.72 x 2.70)



uPVC double glazed window to rear aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space and plumbing for washing machine, space for cooker, space for fridge freezer, breakfast bar area, wood effect flooring, storage cupboard housing hot water tank.

Sitting Room

17'3" x 11'5" (5.27 x 3.49)



uPVC double glazed window to rear aspect, single radiator, electric fire.

Bedroom Two

11'5" x 10'9" (3.49 x 3.28)



uPVC double glazed window to front aspect, single radiator, fitted storage cupboard.

Bedroom Three

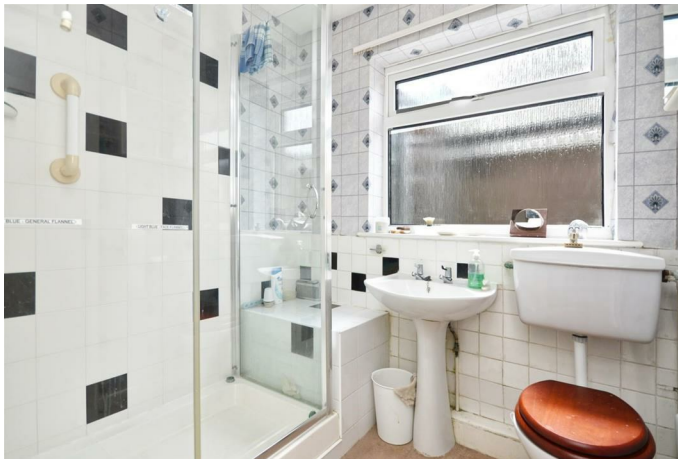
9'1" x 7'3" (2.78 x 2.23)



uPVC double glazed window to front aspect, single radiator.

Shower Room

6'5" x 5'7" (1.98 x 1.71)



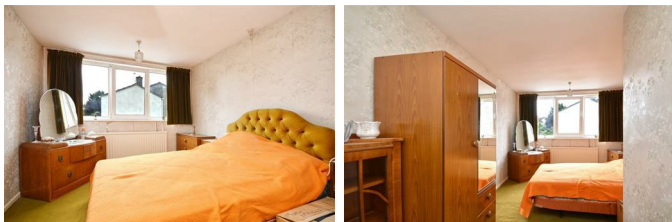
Obscured uPVC double glazed window to side aspect, fully tiled shower cubicle with shower attachment over, pedestal wash hand basin with taps over, w/c, single radiator.

First Floor Landing

Storage cupboard with further door to eaves storage space, door to

Main Bedroom

17'4" x 9'5" (5.29 x 2.88)



uPVC double glazed window to side aspect, single radiator.

Outside



The front of the property has a driveway giving access to the garage with metal up and over door and providing off street parking, a side gate provides access to the rear garden. The southerly facing rear garden is of a generous size with a small patio area immediately adjacent to the property the remainder is laid mainly to lawn.

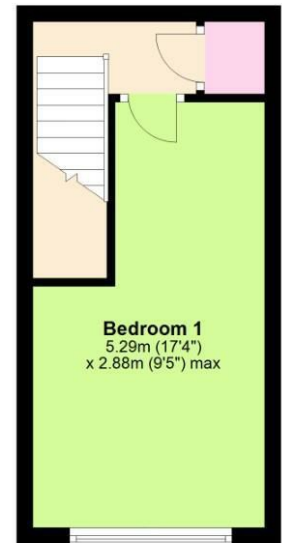
Directions

Sat Nav BA2 0BD

Floor Plan



First Floor
Approx. 18.5 sq. metres (198.8 sq. feet)

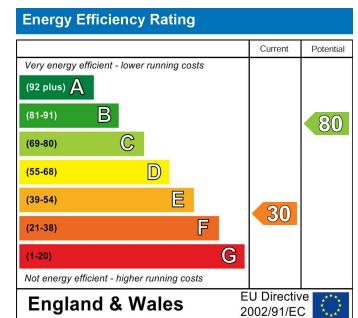


Total area: approx. 104.1 sq. metres (1120.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.