



1 Hill View, Bath, BA2 9HP

Offers Over £450,000

Nestled in the charming village of Marksbury, Bath, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both family living and entertaining guests. The master bedroom features an en suite bathroom, providing a private retreat, while the additional two bedrooms are well-proportioned and versatile.

The house benefits from double glazing and oil-fired central heating, ensuring warmth and energy efficiency throughout the year. Outside, you will find beautifully maintained gardens, a double garage, and off-street parking, making it a practical choice for families or those with multiple cars. An additional garden separate from the house offers a lovely space for outdoor activities or relaxation.

Marksbury is a highly sought-after village, known for its friendly community and excellent local amenities. The village primary school is popular among families, and the property falls within the catchment area for Wellsway School in Keynsham. For everyday shopping needs, residents can rely on the local petrol filling station and Co-operative store, while a wider selection of shops and services can be found in nearby Keynsham.

Entrance via front door into

Hallway

13'6" x 5'8" (4.13 x 1.75)



Leaded obscured windows to front aspect, uPVC double glazed leaded window to side aspect, 2 radiators, stairs rising to first floor landing, understairs storage cupboard, wood effect flooring, doors to

Sitting Room

19'2" x 11'4" (5.85 x 3.46)



uPVC double glazed leaded windows to both front and side aspects, 2 radiators, wall lights, coving, feature electric fire with surround, hearth and wooden mantel over, coving.

Dining Room

11'9" x 10'11" (3.60 x 3.33)



uPVC double glazed leaded windows to front aspect, single radiator, dado rail, coving, serving hatch to kitchen.

Downstairs W/C

5'9" x 4'11" (1.76 x 1.52)



Obscured leaded uPVC double glazed window to rear aspect, suite comprising low level w/c, wash hand basin with mixer tap over, small single radiator, wood effect flooring, part paneled walls.

Kitchen

10'11" x 8'10" (3.33 x 2.70)



uPVC double glazed leaded window to rear aspect, wood effect flooring, 2 single radiators, a range of wall

and floor units with roll edge worksurface over, corner sink drainer unit with mixer taps over, tiled splash backs, under unit lighting, electric Neff hob with oven and grill beneath and extractor hood over, integrated Neff slimline dishwasher, integrated fridge, uPVC double glazed pedestrian door to side passageway, further door into

Covered Passageway

16'10" x 4'7" (5.15 x 1.42)

Door to garage, door to front aspect, uPVC obscured double glazed door to rear aspect.

Double Garage

17'3" x 16'11" (5.26 x 5.17)



Window to side aspect, 2 metal up and over garage doors, power and light is connected, Worcester Green Star boiler (oil fired), single stainless steel sink drainer unit, floor and wall units for storage.

First Floor Landing

12'1" x 5'9" (3.69 x 1.76)



Access to loft space, single radiator, uPVC leaded double glazed window to rear aspect, airing cupboard with wooden shelving for linen and hot water tank, doors to

Master Bedroom

17'5" x 10'11" (5.33 x 3.34)



uPVC leaded double glazed window to front aspect, coving, single radiator, a range of fitted wardrobes with drawers and hanging space, separate storage with hanging rail and shelving, door to

En Suite Bathroom

8'3" x 7'9" (2.52 x 2.38)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, single sink with mixer tap over and storage drawers beneath, paneled bath with hinged glazed shower screen and shower attachment over, chrome heated towel rail, part tiled walls, tiled flooring, inset spots.

Bedroom Two

15'10" x 10'11" (4.83 x 3.33)



uPVC leaded double glazed windows to both front and side aspects, double radiator.

Bedroom Three/Study

11'4" x 7'11" (3.47 x 2.42)



uPVC leaded double glazed window to side aspect, single radiator.

Family Bathroom

8'7" x 4'11" (2.62 x 1.51)



Obscured uPVC double glazed window to rear aspect, suite comprising Roca low level w/c, pedestal wash hand basin with mixer taps over, paneled bath with shower attachment over, part tiled walls, single radiator.

Outside



The front of the property has a paved area providing a private area to sit, there is a small step down leading around to the cobble stone driveway which provides off street parking for a couple of vehicles and access to the double garage. The front is enclosed by wrought

iron gates and clipped conifer hedging and an established beech hedge along with a low level stone wall with cock and hen finish. A wooden pedestrian gate giving access to the rear garden. The side of the property is laid mainly to lawn with a pathway leading to a gate with borders containing a mixture of plants and shrubs and an established maple tree. The majority of the gardens are to the side and front, the rear garden has an area of hard standing and gravel for ease of maintenance with a useful storage area to the side of the garage.

Separate Garden



This garden is located nearby and gives a further area with mature trees and shrubs and is laid mainly to lawn.

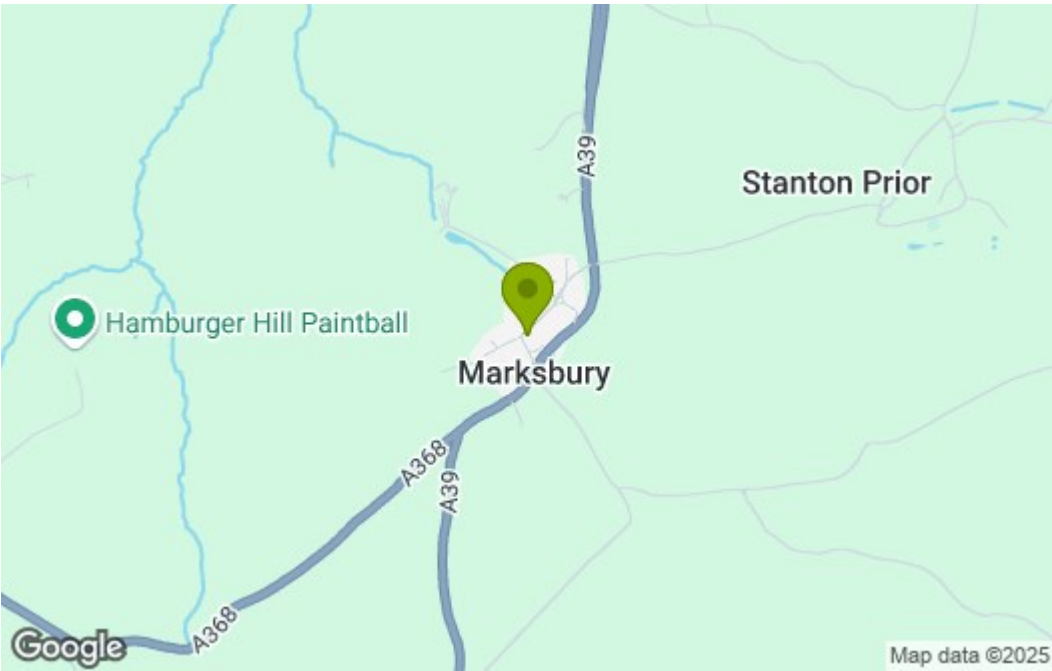
Directions

Sat Nav BA2 9HP

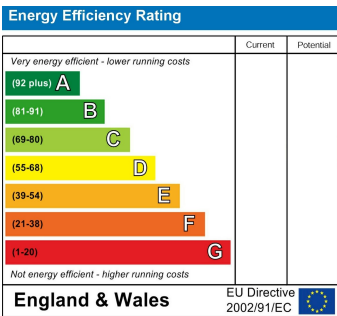
Floor Plan



Area Map



Energy Efficiency Graph



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