£415,000
Cornishmens Road
Lansdown, BA1 9DU

PROPERTY SUMMARY

This is a two bedroom FREEHOLD house located on the sought-after Lansdown development, built by Bloor Homes in 2018. At just two miles from Bath city centre and with easy access to the M4, the development offers convenient access both in and out of town (park & ride bus stop close by).

The accommodation comprises a reception room, kitchen with french doors overlooking the rear garden, and downstairs w/c. Upstairs there are 2 bedrooms (the master with built in wardrobes and an ensuite) and a family bathroom. Externally there is 1x parking space to the front with additional visitor parking readily available, and a small garden to the rear.

The area offers many desirable amenities including a small supermarket and post office. There are two established pubs within walking distance.
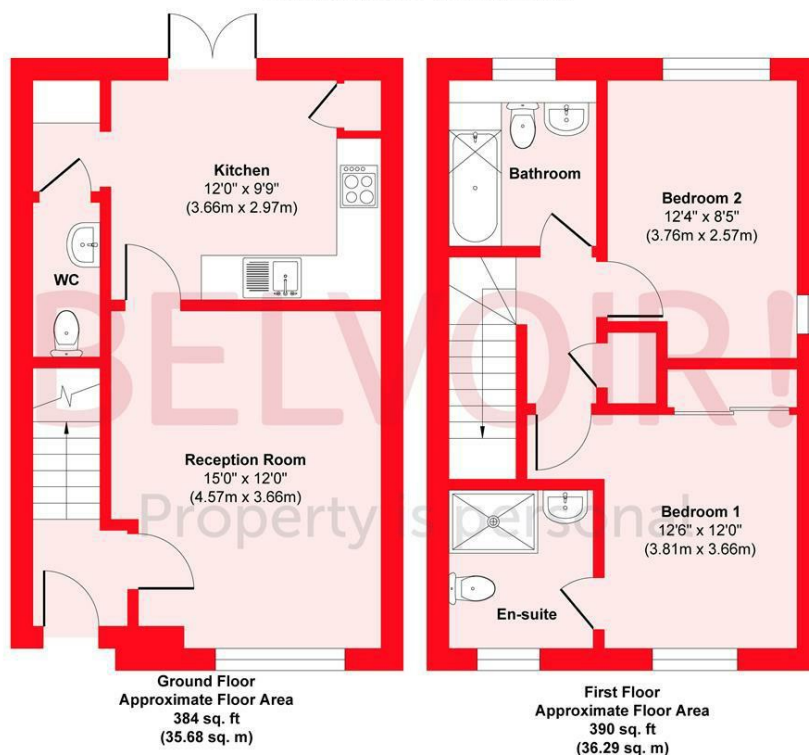
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2

1

Cornishmen's Road, Bath

Kitchen
12'0" x 9'9"
(3.66m x 2.97m)

WC

Reception Room
15'0" x 12'0"
(4.57m x 3.66m)

Bathroom

Bedroom 2
12'4" x 8'5"
(3.76m x 2.57m)

Bedroom 1
12'6" x 12'0"
(3.81m x 3.66m)

En-suite

Ground Floor
Approximate Floor Area
384 sq. ft
(35.68 sq. m)

First Floor
Approximate Floor Area
390 sq. ft
(36.29 sq. m)

Approx. Gross Internal Floor Area 774 sq. ft / 71.97 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements