

Meadow Park, Bathford, Bath, BA1 7PY

allen & harris

welcome to

Meadow Park, Bathford, Bath

Allen&Harris Larkhall are thrilled to offer this four bedroomed semi detached family home set in a cul-de-sac. Offering far reaching views that are stunning.



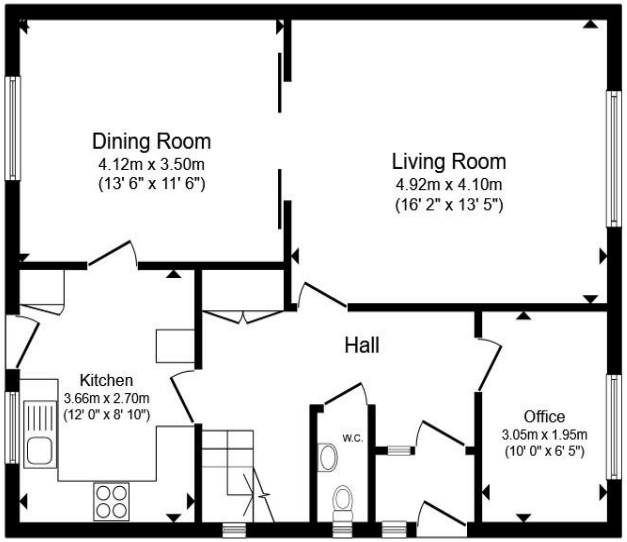




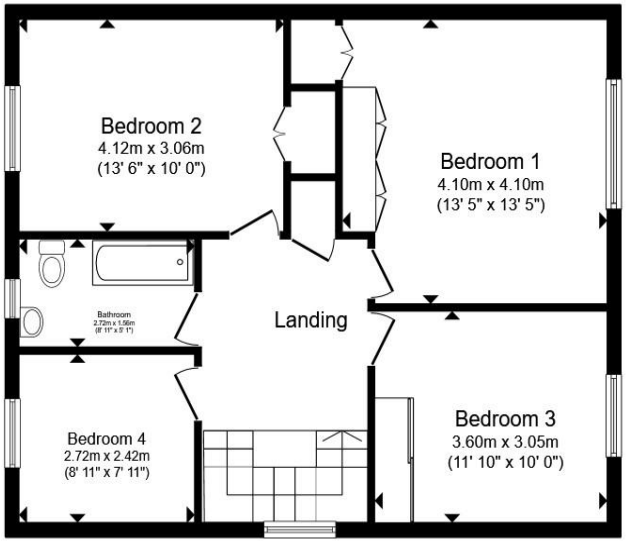




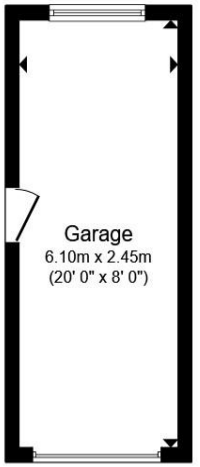




Ground Floor



First Floor



Garage

Total floor area 147.2 m² (1,585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Situated in the ever-popular Meadow Park area of Bathford, this attractive four bedroom semi-detached family home, occupies a delightful cul-de-sac position, offering generous and versatile accommodation ideally suited to modern family living.

The property boasts a particularly spacious living room, providing an excellent space for relaxation and entertaining, together with a separate dining room, perfect for family meals and social occasions. A further welcome addition is the ground floor study, an increasingly essential feature for today's home-working lifestyle.

Upstairs the property offers well proportioned bedrooms, providing ample flexibility for growing families, visiting guests or additional workspace. One of the properties particular highlights is the stunning outlook at the rear, with delightful views providing an attractive backdrop to the home. Externally there is a generous driveway providing ample off-street parking, together with a fairly substantial 20 foot garage offering excellent storage or workshop potential. Lovely home.

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Meadow Park, Bathford, Bath

- Four-Bedroom Semi Detached Family Home
- Set In A Delightful Cul-De-Sac
- Lovely Bathford Setting
- Large Living Room & Separate Dining Room
- Stunning Views To The Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£610,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105944

The Property Ombudsman

Property Ref:
LAR105944 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

01225 482244

BathLarkhall@allenandharris.co.uk

1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA

allenandharris.co.uk