



Overdale, Tunley, Bath, Somerset BA2 0DW

£475,000

- **Energy Rating - D**
- **Tenure - Freehold**
- **Driveway Parking For Two Cars**
- **Council Tax Band - C**
- **Solar Panels**
- **Large Garden With Countryside Views**
- **Ground floor bedroom with ensuite – ideal home office or guest suite**
- **Spacious Four Bedroom & Two Bath Family Home (131 m²)**
- **Close Commuting Distance To Bath**
- **NO ONWARD SALES CHAIN**

Barons Property Centre are delighted to bring to the market this spacious, light and airy semi-detached home, tucked away in a small cul-de-sac on the edge of the highly sought-after village of Tunley, approximately six miles south of Bath.

Extended by the previous owner, this versatile property offers generous accommodation throughout and would make an ideal family home. A particular feature is the large rear garden, providing excellent outdoor space for families and entertaining.

The ground floor comprises a welcoming entrance hallway, a bright living room, an extended kitchen/dining room perfect for modern family living, a downstairs shower room, and a further bedroom or second reception room offering flexible accommodation.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a family bathroom. Most rooms enjoy beautiful views to both the front and rear aspects, enhancing the light and airy feel throughout the home.

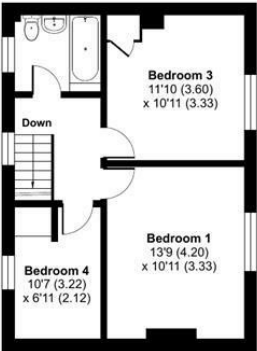
The property further benefits from driveway parking, solar panels and electric heating. Early viewing is highly recommended. To arrange an appointment, please contact Barons Property Centre on 01761 411 411.



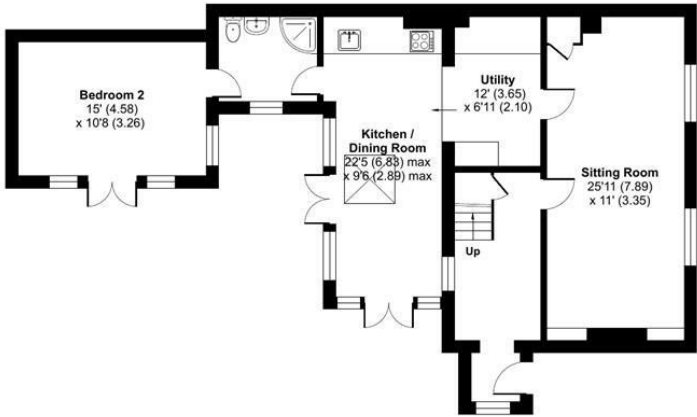


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Approximate Area = 1412 sq ft / 131.1 sq m
For identification only - Not to scale

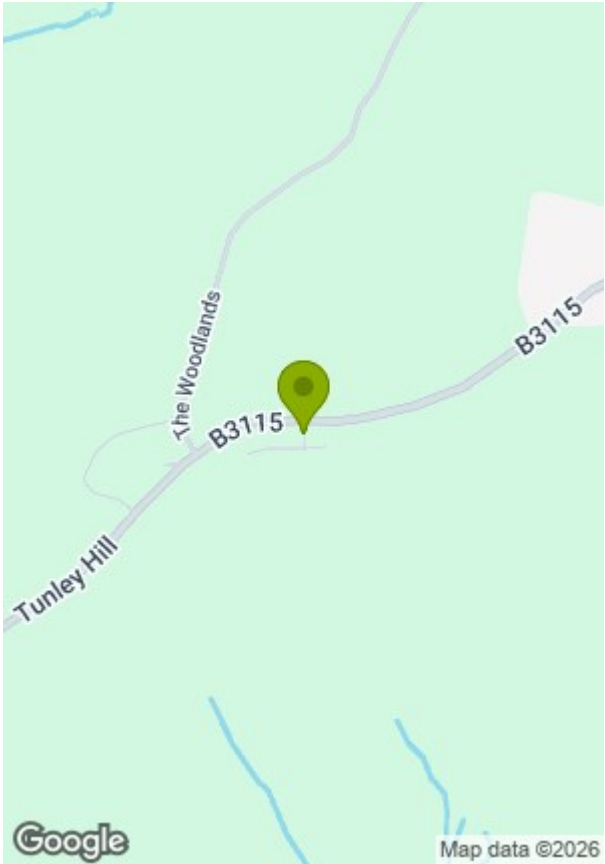


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Barons Property Centre. REF: 1415573.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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