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30 Laxton Way

Peasedown St. John
BA2 8TB

£329,950

- A modern detached property occupying a level corner plot
- Lounge through dining room with window overlooking garden
- A smart and modern fitted kitchen with door and window to garden
- Gas central heating, double glazing, handy groundloor W.C.
- Three bedrooms, ensuite shower and family bathroom
- Fully enclosed and level lawn garden, size drive and garage

"A modern three-bedroom detached house occupying a good-sized corner plot with attached garden, private level garden and just 7 miles from Bath city centre".

The accommodation comprises entrance hallway with handy cloakroom w.c. There is a lounge dining room running from front to back with feature fireplace and window overlooking the rear garden. An attractive modern kitchen providing a good range of units has door and window onto garden. On the first floor are three bedrooms, the main bedroom has an ensuite shower. The family bathroom has a shower over bath and ceramic tiles to splash prone areas.

Benefits include mains gas central heating and double glazing.

Outside to front is a private drive leading to an attached garage which has power and lighting. The rear garden is of a decent size laid to lawn with decked and paved patios, discreet storage area to side and door into the rear of the garage. The property is offered for sale with vacant possession and is ready for occupation. The village of Peasedown St John is well served with a Primary School, doctors, pharmacy, dentist, vets, and a variety of shops, all within walking distance of the house.

Tenure: Freehold. **Council Tax Band:** D.

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Approximate total area(1)

925 ft²

85.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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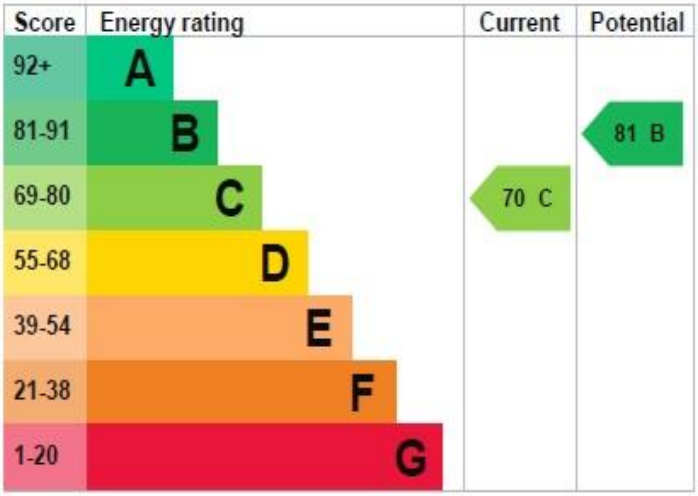

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.