

The Estate Office, Brook Hall, Evercreech, BA4 6DP
Telephone (01749) 343111
e-mail: joanna@simonheal.co.uk www.simonheal.co.uk

**519 WELLSWAY, BATH
BA2 5RJ**



FOR SALE £325,000

A LARGE, BRIGHT AND AIRY 2 bedroom semi-detached house for sale at the top end of Wellsway. The property comprises 2 large bedrooms with en-suite to master, large family bathroom, dining room, separate lounge, fully fitted and equipped kitchen, gated driveway, secure patio and private rear garden.

Gas central heating and double glazing.
Available vacant immediately, NO CHAIN.



UPVC front door into:

Entrance Hall

Fuseboard, carpeted flooring with entrance mat, glazed door into inner hall, stairs to the 1st floor and doors into:

Lounge

14'2 x 11'0

Feature fireplace, radiator, DG window to front, carpeted flooring, TV point.



Dining Room

12'8 x 11'6

TV and phone points, carpeted flooring, radiator, DG window to rear, under-stairs cupboard, feature fireplace.



Kitchen

11'2 x 8'1

Vinyl flooring, DG window and door to rear, a range of wood-effect wall and base kitchen cabinets with worktops and tiled splashbacks, integrated full-length fridge-freezer, electric oven, gas hob with extractor hood over, washing machine, stainless steel sink with a mixer tap, radiator, vinyl flooring, smoke alarm.



1st Floor Landing

Carpeted flooring, smoke alarm, doors into:

Bedroom 1

12'10 x 14'0

DG window to front, radiator, built-in double wardrobe, carpeted flooring, door into:



En-suite Shower Room

Low level WC, washbasin with a mixer tap, double shower enclosure, heated towel rail, vinyl flooring, extractor fan, shaver point and light, mirror.



Bedroom 2

6'8 x 11'2

DG window to front, radiator, TV and phone points, carpeted flooring.

Bathroom

7'8 x 6'10

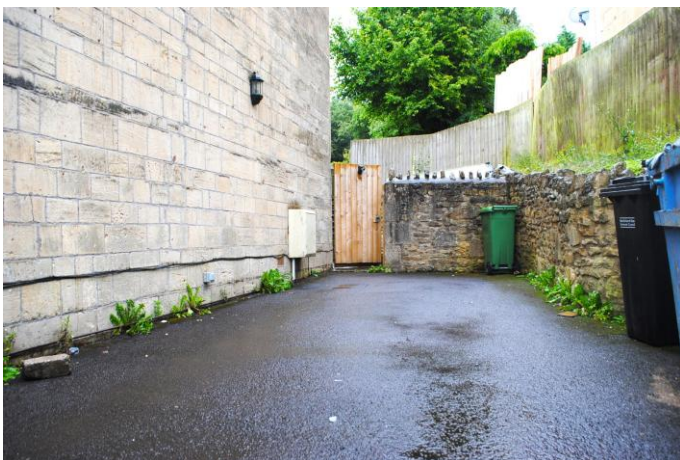
3-piece suite comprising a freestanding roll top bath with a mixer tap and shower attachment, double shower enclosure, high level WC and washbasin, vinyl flooring, tiled walls, heated towel rail, DG frosted window to rear, mirror, shaver point and light, extractor fan.



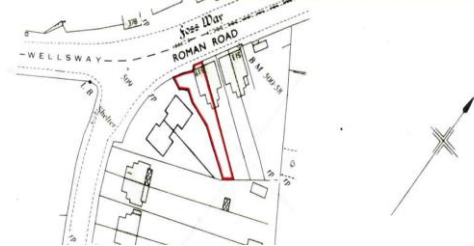
OUTSIDE

The property is approached via a gated driveway allowing for parking for 2 vehicles. Via a further wooden gate there is access to the side patio and rear garden laid to lawn. Door into the kitchen.

There is an outside storage shed and external loo.



H.M. LAND REGISTRY			TITLE NUMBER	
			AV14675	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY AVON	SHEET	NATIONAL GRID ST 7462	SECTION B
Scale: 1/1250		BATH DISTRICT		© Crown Copyright 1975.



AGENT'S NOTES

Sizes are approximate, EPC – D

Tenure - Freehold

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that the director of the selling agent firm is related to the seller.