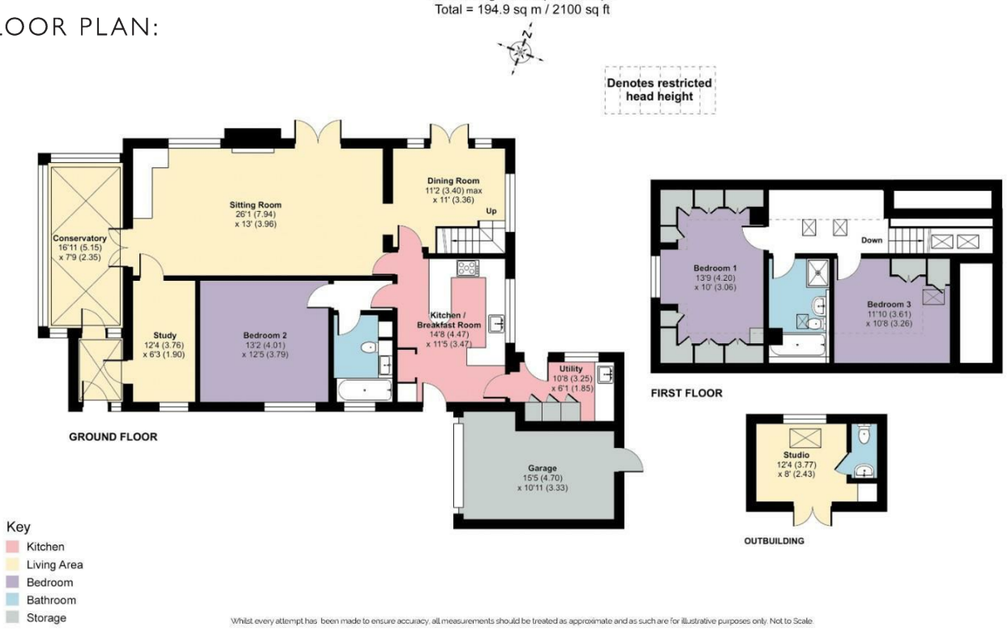
Upland Way, North Stoke, Bath BA1 9AS

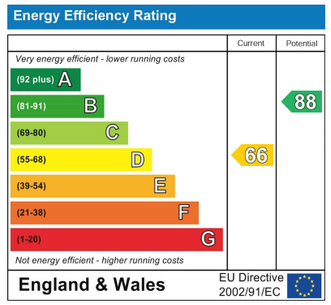
Approximate Gross Internal Area = 156.3 sq m / 1683 sq ft
Limited Use Area = 15.6 sq m / 168 sq ft
Garage = 13.9 sq m / 150 sq ft
Outbuilding = 9.1 sq m / 99 sq ft
Total = 194.9 sq m / 2100 sq ft

FLOOR PLAN:



Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

Upland Way, North Stoke, Bath, BA1 9AS

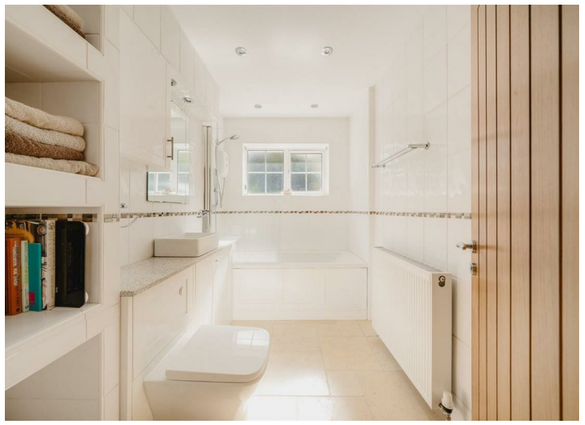
3 Bedroom Bungalow - Dormer Detached

Guide price £725,000

- Detached Dormer Bungalow Offered With No Onward Chain
- Sleek Kitchen Breakfast Room & Utility Room
- Level Landscaped Gardens, Garden Studio, Garaging & Driveway Parking
- Spacious Flexible Accommodation Over Two Floors
- Three/Four Bedrooms, Two Bathrooms All Presented To A High Standard
- Freehold, EPC Rating D, Council Tax Band E

DETAILS

An immaculately presented three/four bedroom detached dormer bungalow situated in the desirable village of North Stoke. The property offers well balanced, flexible, light and airy accommodation with landscaped gardens, garden studio, driveway parking and garaging.



DESCRIPTION

Ideally positioned between Bath and Bristol, this attractive three-bedroom detached dormer bungalow offers a rare combination of privacy, generous living space and a welcoming village setting. Peacefully positioned the property provides versatile accommodation arranged over two floors. The ground floor includes two reception rooms, a conservatory, kitchen/diner with separate utility room, a bedroom and bathroom, together with a study that could also serve as an occasional fourth bedroom. Two further bedrooms and a bathroom are located upstairs.

The ground-floor bedroom and bathroom provide a particularly useful arrangement for those seeking more accessible accommodation, while the flexible layout lends itself equally well to family living, visiting guests or those working from home.

For those requiring dedicated workspace, the property offers two distinct options. The study provides a practical office within the main house, while a purpose-built, fully insulated and heated garden room, complete with its own WC, offers an excellent additional space for an office, studio or creative workspace. The conservatory provides a further reception area and is particularly appealing for its rural outlook, with attractive views and spectacular sunsets. On request the owners have drawings to reimagine this front elevation if required.

Outside, the private and easily maintained garden combines lawn and paved seating areas, creating a number of spaces for relaxing and entertaining throughout the warmer months. The garden also includes an outdoor kitchen and BBQ area, making it well suited to informal summer gatherings. A good size garage/workshop provides excellent storage, including useful eaves space, with ample room for bicycles and equipment. The driveway offers parking for up to four cars.

LOCATION

North Stoke is a picturesque Somerset village set within the Cotswold Area of Outstanding Natural Beauty in Bath and North East Somerset, offering a peaceful rural setting while remaining within easy reach of Bath and Bristol. Surrounded by rolling countryside and attractive period properties, the village provides a wonderful sense of community and an idyllic setting for those seeking a quieter pace of life. There is a wonderful network of footpaths and bridleways directly from the village including access on to the Cotswold Way. The footpaths give access to a number of public houses including Swan at Swineford, Crown at Kelston, Upton Inn, Upton Cheyney and the Charlcombe Inn on Bath Racecourse, ideal for a Sunday stroll with lunch. The nearby villages and market towns offer a range of everyday amenities, while Bath provides an excellent choice of independent shops, restaurants, cultural attractions and leisure facilities. With its scenic surroundings and convenient access to the wider region, North Stoke combines the charm of village living with excellent connectivity.