



- A four bedroom detached family home in a desirable location
- Open plan feel to the ground floor living accommodation
- Main bedroom with en suite shower room
- Good size, manageable garden to the rear
- Solar panels installed with battery
- Excellent commuter location for Bath



'Nicely positioned on one of Peasedown St. John's most popular residential roads, lies this spacious family home with excellent commuter connections to Bath!'

This four bedroom detached family home has so much on offer to the growing family and is situated on a desirable road of predominantly detached houses. The accommodation comprises an entrance hallway with stairs to the first floor and archway into a really useful utility with wc and space for shoes and coats. The lounge is situated at the front and is connected nicely to a large kitchen/dining room with ample wall and floor units, breakfast bar and French doors to the garden. On the first floor there are four really generous sized bedrooms including en suite to the largest bedroom and there is a smart and attractive family bathroom. The property has GCH and is double glazed.

Externally the property has a double width driveway providing easy parking for a couple of vehicles side by side and there is a lawn garden to the side. The property also has had its garage converted and has a store for bikes etc at the front. At the rear there is a fully enclosed rear garden laid to patio and there is a level lawn, seating area and a side access gate.

Agents Note: The roof space has been fitted with solar panels which are owned outright with a battery.

Under Knoll is a well regarded cul-de-sac within the village of Peasedown St. John and proves popular with a variety of buyers. The location is particularly convenient for those looking for easy access to the City of Bath. The village offers the chance to live in a semi rural area with basic amenities readily available such as convenience stores, surgeries and a Primary School to name just few.

Tenure: Freehold

Council Tax Band: E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.