



**Westbury View, Peasedown St John Bath , BA2 8TZ**

**£260,000**

- **Off Street Parking For Two**
- **Close Commuting To The City Of Bath**
- **Energy Rating - D**
- **NO ONWARDS CHAIN**
- **Tenure - Freehold**
- **Council Tax Band - C**
- **Enclosed Rear Garden**
- **Sought After Location**

Barons Property Centre is delighted to present this beautifully maintained mid-terrace home with two double bedrooms, nestled in the peaceful cul-de-sac of Westbury View.

The ground floor features a welcoming lounge and a spacious kitchen/diner with French doors that open onto a low-maintenance, landscaped rear garden—ideal for relaxing or entertaining.

Upstairs, the master bedroom boasts a fitted double wardrobe, while the second double bedroom enjoys views over the garden. The family bathroom includes a shower over the bath.

With double glazing, gas central heating, off-street parking for two cars, and no onward chain, this property is perfect for first-time buyers or investors looking for a ready-to-move-in home.

3D Interactive Tour Available – Call Barons today on 01761 411 411 to arrange your viewing!

Kitchen / Dining Room 12'10" x 9'3" (3.93 x 2.83)

Living Room 14'7" x 12'11" (4.46 x 3.94 )

Bedroom One 12'11" x 10'6" (3.95 x 3.22)

Bedroom Two 11'2" x 7'10" (3.42 x 2.40)

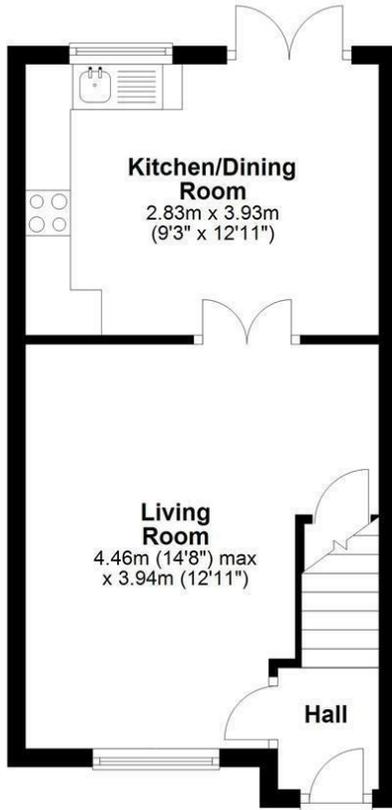
Bathroom 8'10" x 4'9" (2.71 x 1.47)





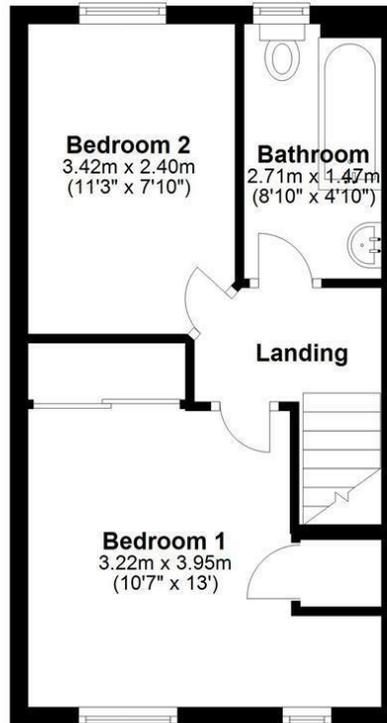
### Ground Floor

Approx. 29.5 sq. metres (318.0 sq. feet)



### First Floor

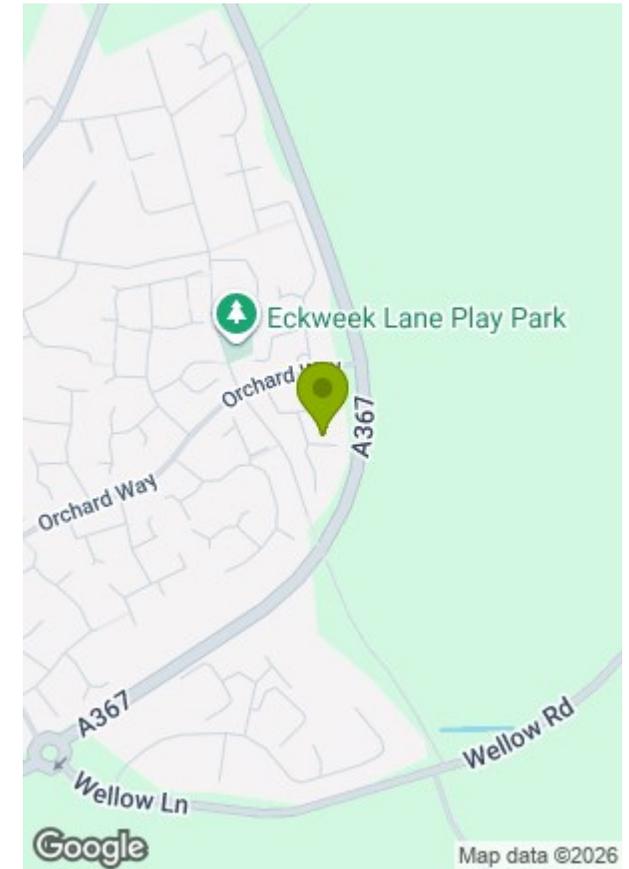
Approx. 29.7 sq. metres (319.6 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>83</b>
	<b>66</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(40-60) <b>C</b>		
(21-39) <b>D</b>		
(12-20) <b>E</b>		
(5-11) <b>F</b>		
(1-4) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.