



- A three bedroom end of terrace home, just six miles from Bath city centre
- Entrance lobby into lounge, gas central heating, double glazing
- Kitchen breakfast room opening onto garden and sheltered patio
- Three bedrooms and family bathroom
- Additional reception accessed from garden ideal as home office
- Private driveway parking and West facing fully enclosed garden



"A three-bedroom end of terrace house situated in a cul de sac and benefitting from a home office/playroom, a secure rear garden and private driveway parking".

Located just 4 miles from the park & ride and 6 miles to Bath city centre.

The accommodation comprises an entrance lobby with staircase rising to first floor and door into lounge. The lounge has a window to front with a pleasant sunny aspect. There is a kitchen breakfast room to rear with door and window opening onto a sheltered patio and garden. On the first floor there are three bedrooms and a family bathroom. Gas central heating and double glazing.

Outside to front is lawned garden, to side a private drive leading to what was originally the garage but now altered to provide a storage facility to front and to the rear an additional reception room ideal as a home office or playroom. The rear garden comprises a sheltered patio area and an artificial lawn, the garden is due-west and therefore enjoys a good deal of sunshine.

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







Approximate total area<sup>(1)</sup>

607 ft<sup>2</sup>

56.4 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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