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Church Road, Peasedown St John, Bath, BA2 8AB

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- **Well Presented Throughout**
- **Parking**
- **Integrated Appliances**
- **Semi Detached Bungalow**
- **NO ONWARDS CHAIN**
- **Energy Rating - D**
- **Stunning Views**
- **Council Tax - B**
- **Tenure - Freehold**
- **Utilty Room**











Barons are delighted to welcome to the market the former Old School House in Peasedown St John, now thoughtfully converted into a well-presented and spacious bungalow, offering a unique blend of character and modern living.

Conveniently located within easy commuting distance of the historic City of Bath, the property also benefits from a range of nearby local amenities.

The accommodation comprises an entrance hallway, utility room and an impressive open-plan lounge, kitchen and dining area, providing a wonderful space for both everyday living and entertaining. The kitchen is fitted with a range of modern units, complementing the spacious and welcoming interior.

The principal bedroom benefits from fitted wardrobes and a private en-suite shower room. There are two further rooms, one currently utilised as a bedroom, with the other offering excellent versatility. Originally intended as a bedroom, this additional room would also make an ideal home office, dressing room or walk-in wardrobe, depending on individual requirements.

A family bathroom completes the internal accommodation, fitted with a shower over the bath.

Externally, the property is approached via a private driveway providing off-road parking. Beyond this, the enclosed and private garden offers a pleasant outdoor space to relax and enjoy the surroundings.

A particularly attractive feature of this property is the fantastic rural valley views, complemented by a sunny south-westerly aspect, making it an ideal setting to enjoy the afternoon and evening sunshine.

Further benefits include gas central heating and UPVC double glazing.

An opportunity to acquire a distinctive and characterful home, combining spacious accommodation, modern comforts and a delightful rural outlook, all within convenient reach of Bath.

Kitchen/Dining/Living Room 22'5" x 12'10" (6.85 x 3.93)

Utility 6'3" x 4'8" (1.91m x 1.42m)

Bedroom One 11'8" x 10'4" (3.58 x 3.17)

En-Suite 8'1" x 3'0" (2.46m x 0.91m)

Bedroom Two 10'3" x 7'11" (3.13 x 2.43)

Bedroom Three 10'4" x 6'3" (3.15 x 1.93)

Bathroom 7'1" x 5'4" (2.16m x 1.63m)









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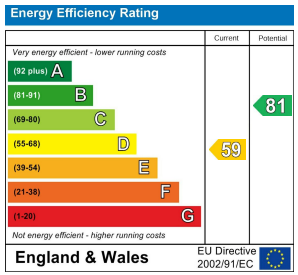

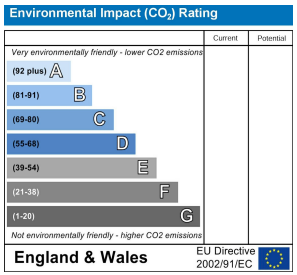

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