

Brookside Drive, Farmborough, Bath, BA2 0AX

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welcome to

Brookside Drive, Farmborough, Bath

Set in the beautiful village of Farmborough, this delightful family home offers a blend of comfort and convenience. Benefiting from allocated parking, energy-efficient solar panels, a fully enclosed rear garden, and the added practicality of a downstairs cloakroom, it's ideal for modern living.



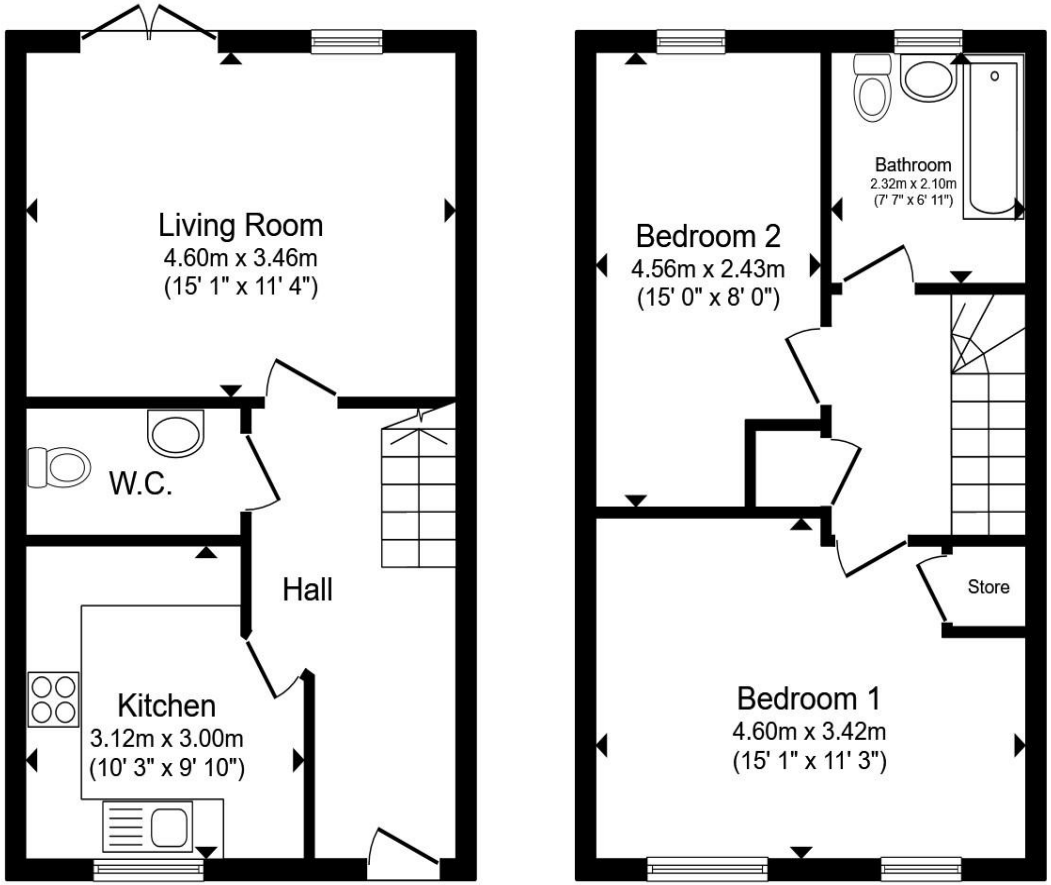












Ground Floor **First Floor**

Total floor area 74.8 m² (805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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If you're looking for a family home with the added benefits of solar panels and allocated parking, this property is an ideal choice.

Step inside to a bright and welcoming entrance hall with space for coats and shoes. At the front of the home sits the modern kitchen, offering excellent storage with wall and base units, generous worktop space, room for a freestanding fridge-freezer, and dedicated spaces for a washing machine and dishwasher—perfect for busy family life.

A conveniently located downstairs cloakroom provides added practicality for guests. To the rear, the light-filled living room creates a warm and inviting space, with double glass doors opening directly onto the fully fenced rear garden—ideal for children, pets, or outdoor entertaining.

Upstairs, you'll find two generously sized double bedrooms, one benefiting from a built-in wardrobe. The thoughtfully designed family bathroom includes a shower over the bath, with the shower area fully tiled for a clean and modern finish.

Outside, the enclosed rear garden offers privacy and practicality, with gated rear access and a useful garden storage shed.

Current monthly charges: Rent - £381.62. Buildings insurance - £14.97. Service charge - £22.08 LiveWest Management charge - £13.33

Agent Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Allocated Parking
- Solar Panels
- Full Fenced Rear Garden
- Downstairs Cloakroom
- The Property Also Has A Mandatory Buyback Lease
- Great Village Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£128,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BAT111035

The Property Ombudsman

Property Ref:
BAT111035 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01225 425111

Bath@allenandharris.co.uk

7 Princes Buildings, BATH, Avon, BA1 2ED

allenandharris.co.uk

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