



Under Knoll, Peasedown Saint John, Bath, BA2 8TY

Offers In Region Of £465,000

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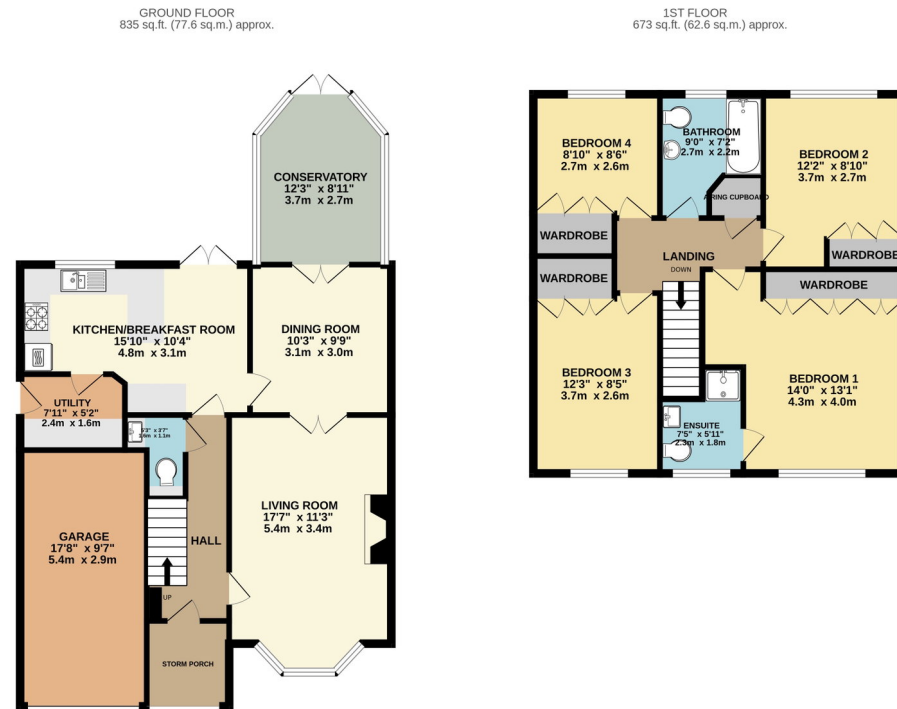
A Detached house, built by Messrs David Wilson homes in 1999. A generous home with a wonderful rear garden and ample parking is being offered without an onward chain. Located on the ever popular Under Knoll in Peasedown St John, may need some updating to suit taste in this excellent location.

The property in its original layout with the addition of a conservatory is an exciting option for the next buyers to place their own stamp on a solid home. The main bedroom is a good size with a modern en-suite shower room. All of the bedrooms can accommodate a double bed and all have fitted wardrobes too.

The down stairs layout flows well, yet some may adapt and make into an open plan style such is todays way of living. The garage could be converted into more accommodation like neighbours have successfully done. Here you have easy access to the city of Bath and the open countryside too.

Quote Reference NF0664 To Arrange Your Viewing





TOTAL FLOOR AREA: 1418sq.ft. (131.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Storm Porch

Pillars with roof area over and a light leading to the front door.

Hallway

Obscure double glazed door and window to the front aspect, smoke alarm, thermostat control , telephone point, stairs leading to the first floor, under stairs cupboard, alarm panel and laminate flooring.

Cloakroom

1.59m x 1.08m (5'2" x 3'6")

Extractor fan, radiator and tiled flooring. There is a two piece suite comprising of a vanity unit with a wash hand basin and a low level WC with a hidden cistern.





Living Room

5.36m x 3.42m (17'7" x 11'2")

Double glazed bay window to the front aspect, French doors leading to the dining room, coved ceiling, inset fire place with a coal effect gas fire with a wooden mantle, hearth and surround, two radiators, television and telephone socket.

Dining Room

3.13m x 2.96m (10'3" x 9'8")

Double glazed French doors and window to the rear aspect, French doors to the living room and a single door to the kitchen/breakfast room, coved ceiling and a radiator.

Kitchen/Breakfast Room

4.83m x 3.15m (15'10" x 10'4")



Utility Room

2.42m x 1.58m (7'11" x 5'2")

Obscure double glazed door to the side aspect, extractor fan, wall mounted Potterton condensing boiler, a range of wall and base units with tiled splash backs and laminate work surfaces, radiator and vinyl flooring. There are spaces for a washing machine and tumble dryer.

Conservatory

3.73m x 2.72m (12'2" x 8'11")

Double glazed French doors to the rear aspect with a double glazed roof, with blinds, and window surround, includes power and light with a block base.

Landing



Bedroom One

4.27m x 3.7m to wardrobes (14'0" x 12'1")

Double glazed window to the front aspect, fitted six door wardrobes, radiator and television aerial.

En-suite

2.25m x 1.81m max (7'4" x 5'11")

Obscure double glazed window to the front aspect, recessed spot lights, extractor fan, chrome towel radiator and vinyl flooring. There is a three piece suite comprising of a shower circle with vinyl wall boards and a mixer shower over, vanity unit with a wash hand basin and a low level WC with a hidden cistern.

Bedroom Two



Bedroom Three

3.74m x 2.56m (12'3" x 8'4")

Double glazed window to the front aspect, fitted triple door wardrobes and a radiator.

Bedroom Four

2.69m x 2.6m (8'9" x 8'6")

Double glazed window to the rear aspect, fitted triple door wardrobes and a radiator.

Bathroom

2.74m x 2.18m (8'11" x 7'1")

Obscure double glazed window to the rear aspect, extractor fan, partially tiled walls and a radiator. There is three piece suite comparing of a bath with a shower attachment, pedestal wash hand basin and a low level WC.



Rear Garden

11m x 10.72m (36'1" x 35'2")

Wooden fence surrounds with a side access gate, patio area, lawn area, wooden pergola with seat swing, wooden raised planting beds with shrubs and flowers, two silver birch trees, fir tree and outside lights and water tap.

Front Garden

Hedge borders with the main garden laid to slate with a magnolia tree in the centre.

Garage

5.38m x 2.92m (17'7" x 9'6")

Up and over door to the front aspect, power, light and some shelving units.



Driveway

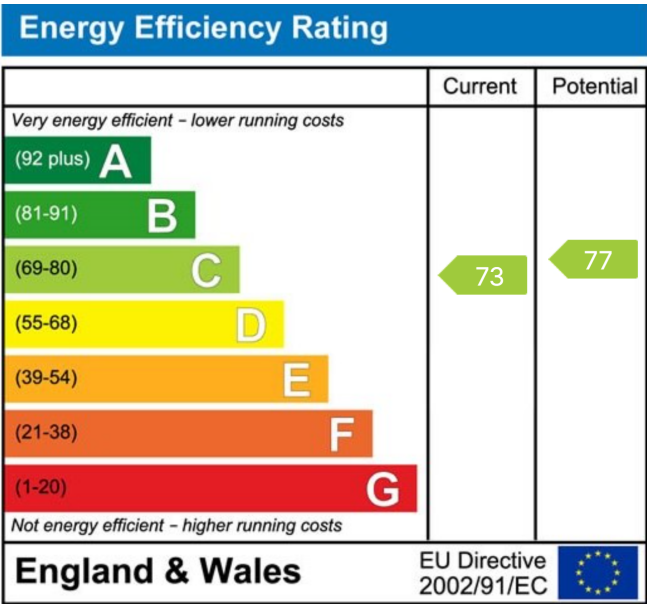
Laid to tarmac and can accommodate two cars side by side with ease.

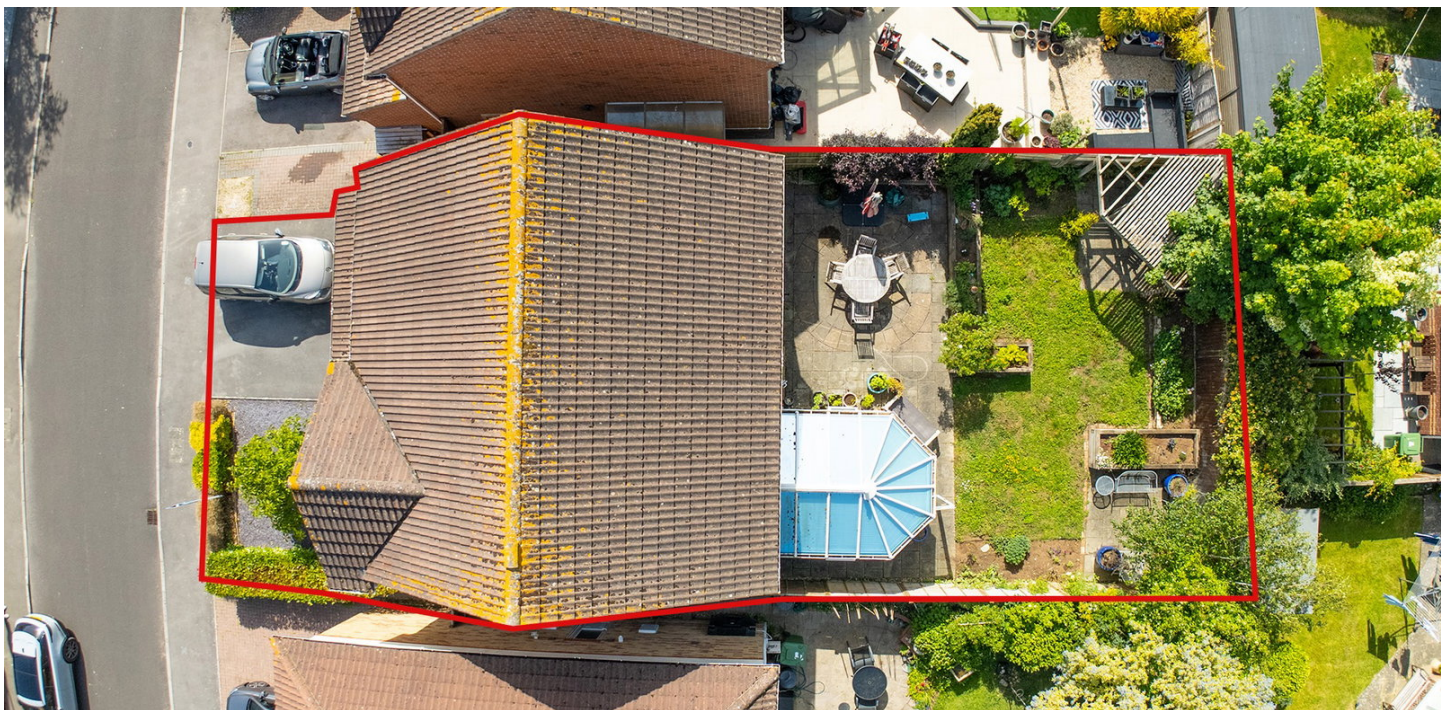
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = Pending, Council Tax Band – E (£2901.29 PA estimate) – Bath & Northeast Somerset, Services - Mains electricity, Mains water, Mains drainage, Mains Gas. Freehold property. Built 1999

The property is going through the process of probate and must be granted before exchange







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