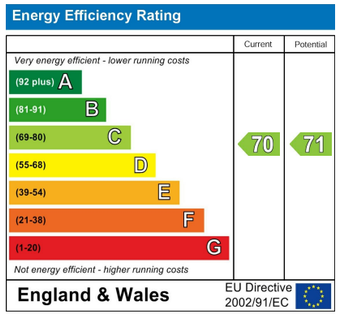
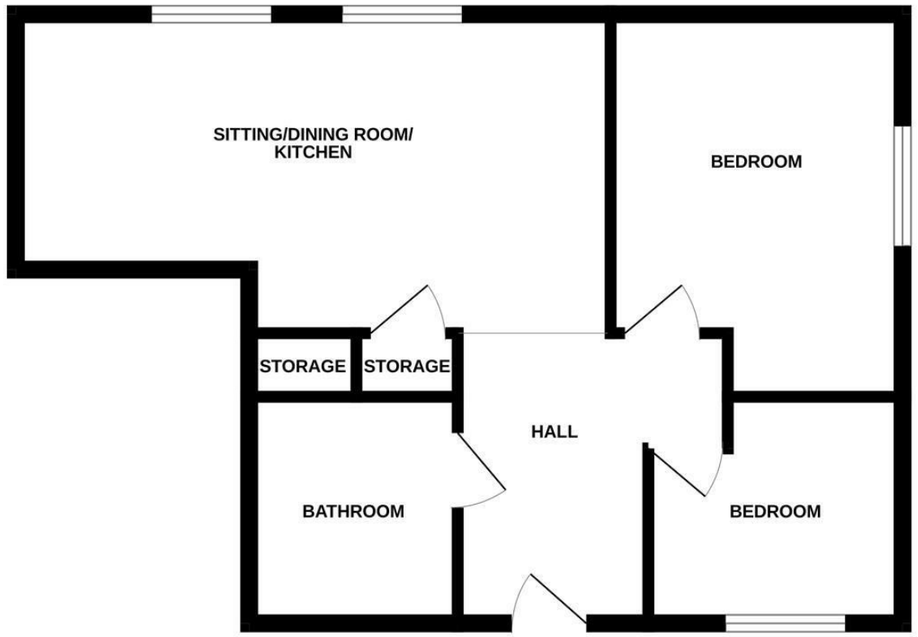


GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

18 Twerton Farm Close, Twerton, Bath, BA2 1BL

£200,000

A two double bedroom ground floor apartment with allocated parking. This is a good location for local amenities and the road and rail network. The property is offered with no onward chain.

▪ Ground floor apartment ▪ Two double bedrooms ▪ Open plan living accommodation ▪ No onwards sales chain ▪ Allocated parking ▪ Local amenities close by ▪ Oldfield Park Train Station 0.7 miles

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RICS

18 Twerton Farm Close, Twerton, Bath, BA2 1BL

Located just off the main high street, this well positioned apartment is within easy reach of a range of local amenities including shops, a pub and a barbers.

Set towards the rear of the development, the property enjoys a tucked away position. A few steps lead down to the entrance, providing direct access to the apartment.

Inside, a spacious hallway provides access to the accommodation with a bathroom located to the left. The hallway leads through to an open plan living area with the kitchen positioned at the far end. Two generously sized double bedrooms are accessed directly from the hall.

The property further benefits from an allocated parking space.

The property is located in the Twerton area of Bath, a residential neighbourhood to the west of Bath city centre. The area provides a mix of established housing, local shops, schools and community facilities, with convenient access to everyday amenities.

The property is approximately 2 miles west of Bath city centre, where a wide range of shopping, restaurants, cafés, cultural attractions and leisure facilities can be found. Oldfield Park and Bath Spa railway stations provide rail connections to Bristol, London and other destinations, while local bus services operate between Twerton and the city centre.

The surrounding area benefits from access to green spaces and recreational facilities, including the nearby River Avon and Bath Linear Park. The location also provides relatively straightforward road access towards Bristol and the M4, making it suitable for commuters.

HALLWAY

OPEN PLAN ACCOMMODATION 6.02 x 3.33 narrow to 2.57 (19'9" x 10'11" narrow to 8'5")

SITTING ROOM
High level window. Two cupboards, one houses the hot water tank. Two further high level cupboards. Radiator.

KITCHEN AREA
There is a range of wall and base units cupboards with drawers and laminate worktop over. Tiled splash back. Stainless steel one and half sink with drainer. High level window. Inset electric hob with an electric under counter oven. Built in fridge freezer. Space for a washing machine. Vinyl flooring.

BEDROOM 2.96 x 2.84 (9'8" x 9'3")
Double glazed sash window. Radiator.

BEDROOM 3.69 x 2.94 (12'1" x 9'7")
Double glazed sash window.

BATHROOM 2.29 x 3.02 (7'6" x 9'10")
Panel bath with a shower attachment off of the taps. Pedestal basin with a tiled splashback. Low level toilet.

PARKING
The property benefits from an allocated parking space.

TENURE
Leasehold 999 years from 1st July 2007.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East Somerset.
Services: Mains water, sewerage, electric.
Mobile phone: EE Three Vodafone good outdoor signal O2 variable outdoor signal. Source Ofcom.
Broadband: Superfast 48mps. Source Ofcom.
Property is located within a conservation area.

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