



26 Marksbury

, Bath, BA2 9HP

£1,500 Per Month



Upon entering, you are welcomed into two inviting reception rooms, each filled with natural light and featuring traditional details including beams and fireplaces. These spaces provide ample room for relaxation and entertaining.

The cottage boasts three well-proportioned bedrooms and has been redecorated internally and while it is ready to move into it.

The exterior of the property is equally charming, with a quaint garden that offers a lovely outdoor space for enjoying the fresh air. Whether you wish to cultivate a garden or simply relax with a book, this area provides a serene escape.

Marksbury is a sought after village location. Stable Cottage has a desirable position in the heart of the village off the main road with easy access to the popular village primary school and village hall. The village is in the catchment area of Wellsday School at Keynsham and has a convenience store and petrol station for day to day shopping while a wider range of amenities including a Waitrose Food Store can be found in the near by Town of Keynsham. The village is on the edge of Chew Valley with its renowned recreational facilities and only just over 1.5 miles away from The Pig, Country House Hotel.



GROUND FLOOR

ENTRANCE PORCH

With tiled pitched roof. Double glazed window to side. Stable Style inner door to

LIVING ROOM 17'9" x 11'6" (5.42m x 3.52m)

Deep set double glazed windows to front and rear aspects, beamed ceiling, fireplace with woodburning stove, uplighters, electric panel heater, turning open tread staircase leading to the first floor, double glazed door to garden and door to

KITCHEN/DINING ROOM 17'8" x 11'8" (5.39m x 3.56m)

Deep set double glazed windows to front and rear aspects, beamed ceiling, uplighters, electric panel heater, high level electrics cupboard. Fireplace with open grate. The kitchen area is furnished with a range of modern wall and floor units with work-surfaces and tiled surrounds, providing drawer and cupboard storage space. Inset stainless steel sink with mixer tap, integrated fridge, built in oven, hob and hood. Plumbing for washing machine and further appliance space.

FIRST FLOOR

LANDING

Exposed beam. Double glazed window to side aspect and velux style window. Access to roof space.

BEDROOM 12'0" x 9'3" (3.68m x 2.84m)

Double glazed window to front aspect, exposed beam, electric panel heater, uplighters.

BEDROOM 11'9" x 9'8" (3.59m x 2.97m)

Double glazed window to front aspect, exposed beam, uplighters and electric panel heater.

BEDROOM 8'5" x 8'0" (2.59m x 2.46m)

Double glazed window to rear aspect, exposed beam, electric panel heater. Airing cupboard with hot water tank and fitted shelving and separate built in cupboard (both excluded from measurements)

BATHROOM

Double obscure glazed window to rear aspect. White suite comprising bath with electric independent shower over and tiled surrounds, WC, bidet and wash basin. Heated towel rail. Wall mounted electric heater.

FRONT GARDEN

The property is approached to the front over a pathway shared with the neighbouring cottage. The attractive front garden comprises a cultivated bed with flowers and shrubs and on the other side of the pathway a level gravelled area ideal for alfresco dining. A gate leads to the main area of garden.

SIDE GARDEN

Lying on the southern side of the cottage with a paved courtyard area immediately beyond the living room with attractive stone walling, beyond which are grassed and cultivated beds and a stepped pathway leading to a timber decked terrace. Beyond the terrace the garden is laid to grass and cultivated borders with a number of trees. Attractive views can be glimpsed across open countryside.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. 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 Council

Mains water, electric and drainage. No gas. The electric panel heaters are individually programmable. We understand the property has an EPC exemption. Details are awaited.

We understand the chimneys are capped. The wood burning stove does not have a HETAS certificate and the sellers advise the purchaser to have it inspected and the chimneys swept before use.

Number 26 enjoys a right of way along the pathway to the front of 24, who in turn have access through the front garden of 26.

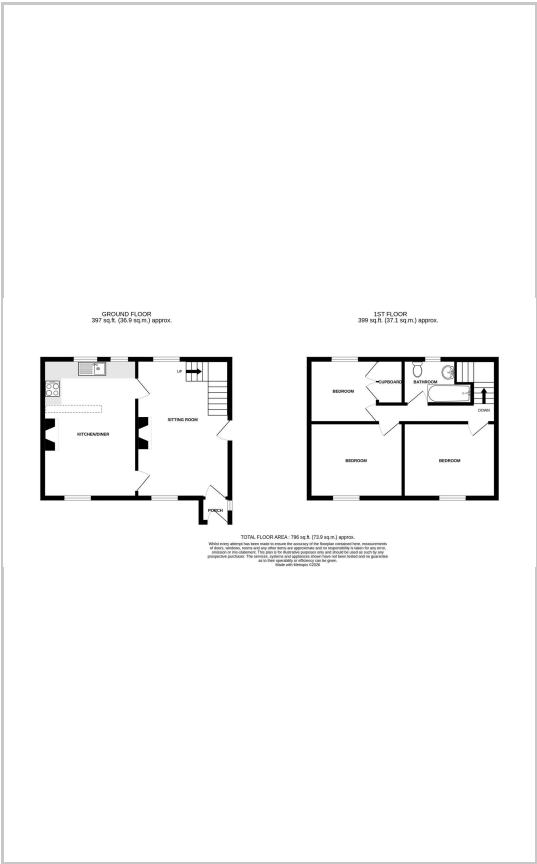
Good outdoor mobile coverage via O2, 3 and Vodafone (source - Ofcom)

Ultrafast broadband available 1000Mbps (source - Ofcom)

Area Map



Floor Plans



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.