



113 Winsbury View

Marksbury, Bath, BA2 9HP

£1,450 Per Month



Nestled in the picturesque village of Marksbury, Winsbury View presents an excellent opportunity to acquire a delightful mid-terrace home. Built between 1960 and 1969, this property boasts a tranquil setting, conveniently located away from the hustle and bustle of the main road, yet still within easy reach of local amenities.

Upon entering, you are greeted by a welcoming hallway that leads into a neutrally decorated interior, offering a fresh and versatile living space. The kitchen, situated at the front of the house, is well-equipped with ample storage and provides enough room for a dining table, making it an ideal spot for family meals and entertaining guests. At the rear, the generously sized living room is bathed in natural light and overlooks the garden, creating a perfect retreat for relaxation.

The first floor comprises three well-proportioned bedrooms, each offering a comfortable space for rest and privacy. A neatly presented family bathroom completes this level, ensuring convenience for all.

The rear garden has been thoughtfully designed for low maintenance, featuring a block-built shed that is perfect for storing garden furniture, bicycles, or any additional equipment you may have. Furthermore, the



GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door and side panel. A staircase rises to the first floor with a useful storage cupboard beneath and additional open storage space. Tiled floor. Radiator.

CLOAKROOM WITH WC

Double glazed window to front aspect. Modern White suite comprising WC and wash basin. Tiled Floor.

LIVING ROOM 17'5" x 12'10" (5.33m x 3.93m)

A lovely spacious and light filled room extending the full width of the property. Double glazed patio and conventional doors providing access to the garden. Two radiators.

KITCHEN/DINING ROOM 12'9" x 11'1" narrows to 8'5" (3.91m x 3.40m narrows to 2.59m)

Double glazed window to the front aspect. Fitted with a range of modern wall and base units, complemented by black worktops and tiled upstands. Inset stainless steel sink, Integrated double oven with electric hob, stainless steel extractor hood, and matching splashback. Space and plumbing are provided for a washing machine, dishwasher and upright fridge freezer. Tiled floor. Radiator. Ample table space.

FIRST FLOOR

LANDING

Loft access. Radiator. Airing cupboard with hot water tank and electric boiler.

BEDROOM 13'3" x 10'5" (4.04m x 3.19m)

Double glazed window to front aspect. Radiator.

BEDROOM 12'5" x 10'1" (3.80m x 3.09m)

Double glazed window to rear aspect. Radiator.

BEDROOM 8'11" x 7'0" (2.74m x 2.14m)

Double glazed window to rear aspect. Radiator.

BATHROOM 6'7" x 6'7" (2.02m x 2.01m)

Double glazed window to front aspect. Modern white suite with chrome finished fittings, comprising bath with shower screen and thermostatic shower above, wash basin with mixer tap and WC with concealed cistern. Partially tiled walls and vinyl flooring. Chrome finished heated towel rail. Extractor fan.

OUTSIDE

FRONT GARDEN

Front garden with hedging and a shared pathway leading to the front door. A stone chipped area provides a low maintenance and attractive frontage.

REAR GARDEN 31'2" x 18'4" (9.5m x 5.6m)

A westerly facing garden landscaped for ease of maintenance featuring paving and a pathway leading to the rear gate and pedestrian access. Enclosed by a dwarf wall to the left and a fence to the right. Includes a block built storage shed, ideal for garden furniture or bicycles.

PARKING

There is unrestricted on street parking immediately to the front of the property.

TENURE

Freehold

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 Council.

Services: Mains water, electricity and drainage. Electric central heating via radiators. There is no gas in the village

Mobile phone signal EE & Vodafone good outdoor signal O2 & Three variable outdoor signal. Source Ofcom

Broadband. Ultrafast 1000 mps. Source Ofcom

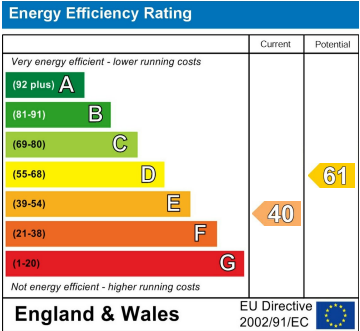
Area Map



Floor Plans



Energy Efficiency Graph



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