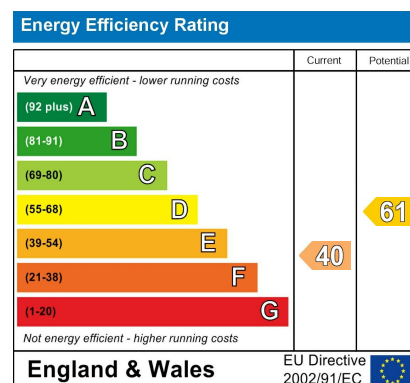




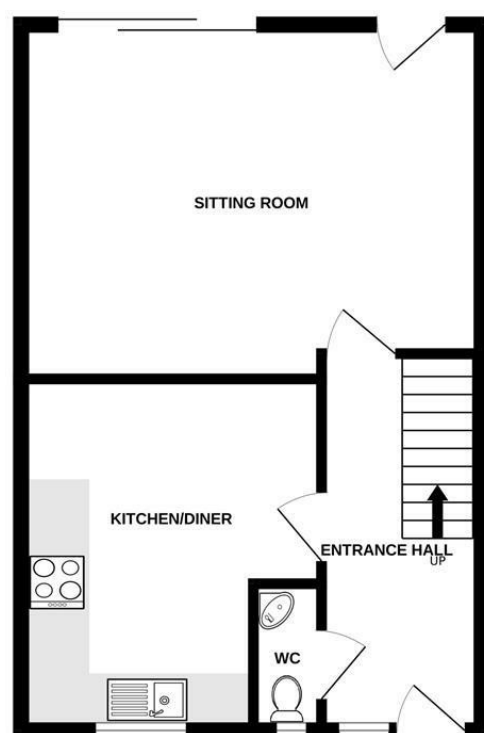
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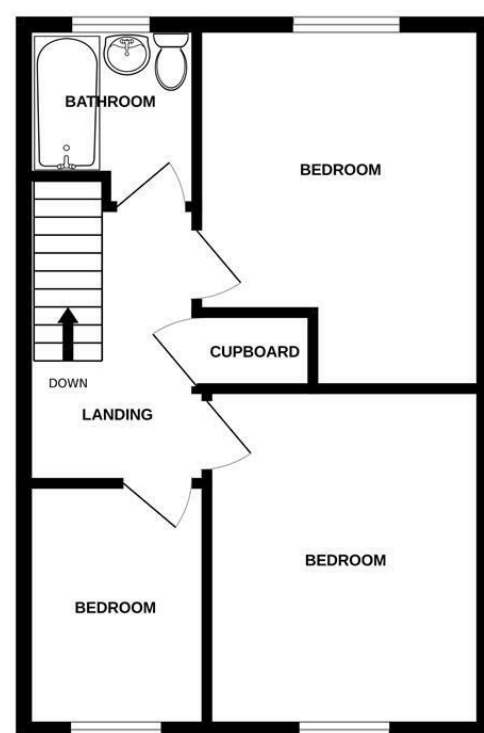
489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

113 Winsbury View, Marksbury, Bath, BA2 9HP

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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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£280,000

An excellent 3 bedroom terraced house in a highly sought after village location.

- Well presented with neutral decor, ready to move into.
- Vacant and offered with no onward chain
- Ideal family home, rarely available in this price range, in a prime village location
- Entrance Hall
- Downstairs cloakroom with WC
- Spacious living room directly opening onto rear garden
- Practical modern kitchen/dining room
- 3 well proportioned bedrooms
- Modern bathroom with white suite
- Decent size west facing rear garden

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113 Winsbury View, Marksbury, Bath, BA2 9HP

An excellent light and bright terraced home situated in the charming village of Marksbury. Ideally positioned within the village, the property enjoys a peaceful setting away from the main road.

The accommodation is approached through a welcoming hallway. The interior is neutrally decorated throughout, creating a fresh and versatile living space. To the front of the property, the kitchen offers ample storage and space for a dining table, making it both practical and sociable. To the rear, a light-filled and generously sized living room overlooks the garden, providing a relaxing space to unwind.

Upstairs, the first floor comprises three well proportioned bedrooms along with a neatly presented family bathroom.

The rear garden has been designed for low maintenance and features a block built shed, ideal for storing garden furniture, bicycles, or additional equipment. There is unrestricted on street parking immediately outside.

Marksbury is a sought after village location. This property 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 Wellsway 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. The village is surrounded by open countryside with many delightful walks from the doorstep, while the cities of Bristol and Bath are within easy commuting distance.

In all a rare opportunity presents itself to acquire an ideal first or second purchase which is sure to appeal to all who view.

In fuller detail the accommodation comprises (all measurements are approximate):

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

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

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

Double glazed window to front aspect. Radiator.

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

Double glazed window to rear aspect. Radiator.

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

Double glazed window to rear aspect. Radiator.

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

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

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

