



The Mead, Stratton on the Fosse, Bath, BA3 4QL

Guide Price £329,995

NIGEL FUDGE



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## The Mead, Stratton on the Fosse, Bath, BA3 4QL

### Quote Reference NF0664 To Arrange Your Viewing

Occupying a corner plot, a charming semi-detached house, dating back to 1950 makes a wonderful home and has huge scope to enhance/extend further. The property has been within the same family since 1987. It provides light and spacious accommodation surrounded by wonderful gardens and a large garage and workshop.

It may hold potential to extend and possibly add another dwelling subject to necessary consents. I feel this is a home you need to explore in person to see if it holds potential for you.

Stratton On The Fosse is a quaint village South of Midsomer Norton, well known with Downside private School and the Abbey within the village. The village is small but has a friendly neighbourhood and enjoys peaceful rural surrounds.





### **Entrance Hall**

2.01m x 1.21m (6'7" x 3'11")

Door to the the front aspect with Obscure double glazed windows inset and to the sides, stairs leading to the first floor, access doors to the ground floor rooms and finished wooden flooring.

### **Living room**

5.09m x 3.49m (16'8" x 11'5")

Double glazed windows to the front and rear aspects, central fire place with an electric fire( flue open so a real fire can be installed), radiator and television socket.

### **Dining Room**

3.58m x 2.9m (11'8" x 9'6")

Double glazed window to the front aspect, textured ceiling and a radiator.





## Kitchen

4.57m x 2.08m max (14'11" x 6'9")

Double glazed window to the rear aspect, door to the lobby and Dining Room, textured ceiling, a range of wall and base units with tiled splash backs, laminate work surfaces, stainless steel sink/drainers with mixer tap, spaces for a cooker and fridge and finished with vinyl flooring. There are two cupboards, one is deep and is under the stairs, the other houses the new Worcester Combination boiler.

## Rear Lobby

1.9m x 1.81m (6'2" x 5'11")

Double glazed sliding doors to the rear aspect, loft hatch, cupboard housing the consumer unit and meters, finished with tiled flooring.

## Utility Room

3.17m x 1.71m (10'4" x 5'7")

Double glazed window to the side aspect, base units with laminate work surfaces, stainless



## Study

2.16m x 1.91m (7'1" x 6'3")

Double glazed window to the front aspect, radiator and the internet hub has fibre to the property.

## WC

1.72m x 0.81m (5'7" x 2'7")

Obscure double glazed window to the rear aspect, low level WC and a tiled floor.

## Landing

Double glazed window to the rear aspect, textured ceiling, loft hatch, smoke alarm, radiator and a linen cupboard with shelving and a radiator.



## Bedroom One

3.57m x 3.49m (11'8" x 11'5")

Double glazed window to the front aspect, textured ceiling and a radiator.

## Bedroom Two

4.63m x 2.58m (15'2" x 8'5")

Double glazed window to the front aspect, textured ceiling and a radiator.

## Bedroom Three

2.65m x 2.42m (8'8" x 7'11")

Double glazed window to the rear aspect, textured ceiling and a radiator.





## Shower Room

2.57m x 1.42m (8'5" x 4'7")

Obscure double glazed window to the rear aspect, textured ceiling, walls with partial tiled and vinyl wall boards, chrome towel radiator and vinyl floors. There is a white three piece suite comprising of a double shower cubicle with an electronic shower over, vanity unit with a wash hand basin and a low level WC.

## Garage

5.49m x 3.49m max (18'0" x 11'5")

Up and over door to the front aspect, sliding door to the work shop, consumer unit, power and light with a painted cement floor.

## Workshop

3.51m x 3.32m (11'6" x 10'10")

Double glazed door to the side aspect, sliding door to the garage and single glazed window to the rear aspect, power and light with a painted cement floor.



## Gardens

31m x 20m (101'8" x 65'7")

The gardens are enclosed by hedge and wall borders, which wrap around the property in a corner plot. There is a good deal of space to enjoy. In the main the property has level lawns to three sides, there are planting beds, fruit trees including Fig and Damson as well as some fir trees. There is also a wooden shed measuring 2.37m x 1.76m and two greenhouses.

The size of the plot makes a wonderful garden to enjoy plus the space may give options to extend or even a separate dwelling subject to an necessary consents.

## 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](http://nigelfudge.exp.uk.com)

EPC = Pending Council Tax Band = B (£1805.79





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

