



- A period bay front property just six miles from Bath city centre
- Lounge with strip pine floorboards, feature fireplace and bay window
- Kitchen dining room with far reaching valley views to rear
- Utility room and or home office and fully tiled shower room
- Three decent sized bedrooms, gas central heating
- Private drive parking and large fully enclosed garden to rear



"A bay front period property with accommodation arranged over three floors, enjoying panoramic valley views to rear, Bath city centre is just six miles from the doorstep, offered for sale with no onward chain".

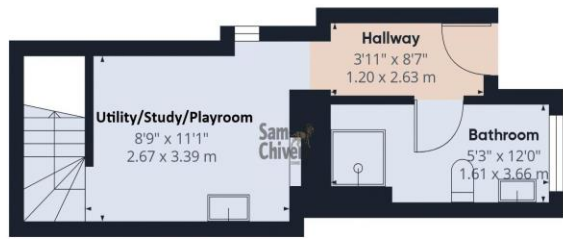
The accommodation comprises lounge with strip pine floorboards and feature cast iron fireplace. Fitted kitchen with a range of units opening into the dining room with views to rear. Stairs to lower ground floor leads to a tiled utility area and or home office space, fully tiled shower room and door to rear garden. On the first floor there are three decent sized bedrooms. Gas central heating and double glazing.

Outside to front is a private parking space for one car. To the rear is a fully enclosed garden measuring approx. 180 ft or fifty-five metres, laid to lawn and adjoining open fields with far reaching views.

Regular public transport from Bath to Wells is close to the house and local shops and primary school are a five-minute walk.

Tenure: Freehold. **Council Tax Band:** B

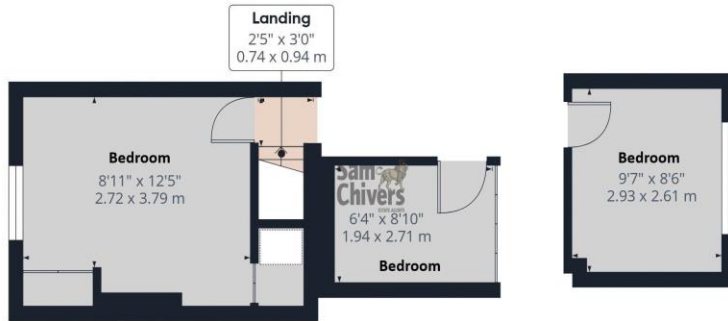




Lower Groundfloor



Ground Floor



First Floor



Approximate total area⁽¹⁾
897 ft²
83.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.