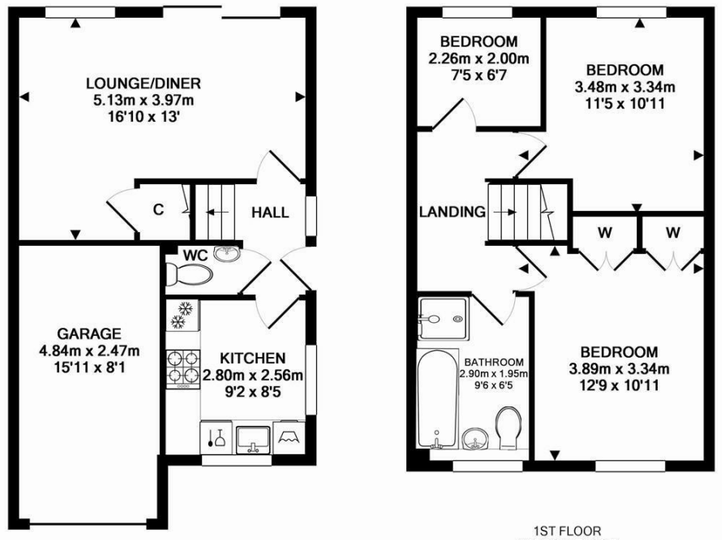
FLOOR PLAN:



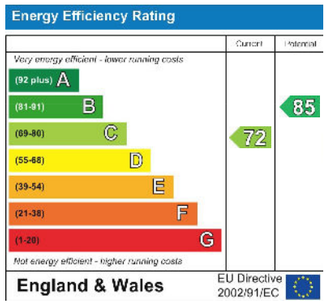
1ST FLOOR
APPROX. FLOOR
AREA 40.1 SQ.M.
(431 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 42.3 SQ.M.
(456 SQ.FT.)

72 OLD ENGLAND WAY, PEASEDOWN ST. JOHN
TOTAL APPROX. FLOOR AREA 82.4 SQ.M. (887 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



72, Old England Way, Bath, BA2 8TL

3 Bedroom House - Semi-Detached

Guide price £320,000

- Three Bedroom Semi-Detached Chain Free Home
- Garaging & Driveway Parking
- Popular Residential Area
- Kitchen, Lounge/Diner, Cloakroom & Sleek Bathroom
- Well Maintained Gardens
- Freehold, EPC Rating C, Council Tax Band C

DETAILS

A well presented three bedrooms semi-detached home with low-maintenance garden, garage and driveway parking. Offered with No Onward Chain and all within easy reach of Bath and local amenities.









DESCRIPTION

Situated in a quiet yet convenient location, this semi-detached house offers well balanced accommodation set over two floors. Entry to the property is via the side of the house, where you'll walk into a reception hallway – a door to your left takes you to the light and modern kitchen, straight ahead into the downstairs cloakroom., and to the right into the spacious living and dining room benefitting from garden access.

Heading upstairs, the master bedroom and spacious bathroom are to the left, and two further bedrooms are to the right. The sleek and stylish bathroom has a three-piece white suite as well as a stand-alone power shower.

The easy to maintain garden is accessed via the living room double doors and is a combination of a patio are and grass as well as a couple of flower beds.

LOCATION

Peasedown St John is a well-established and highly regarded village offering a wonderful balance of village living and convenient access to the historic city of Bath, approximately five miles away. The village enjoys a strong sense of community, with a range of everyday amenities, local shops, cafés, leisure facilities and green open spaces close at hand. Families are particularly well catered for, with Peasedown St John Primary School within the village and a selection of well-regarded secondary schools available in the surrounding area, including Writhlington School in nearby Radstock. Bath is readily accessible by road and public transport, providing an extensive choice of independent and high-street shopping, restaurants, cultural attractions and leisure facilities, while the surrounding countryside offers excellent opportunities for walking and outdoor pursuits. With its attractive setting, excellent local amenities and easy access to Bath, Peasedown St John provides an appealing location for a wide range of buyers.

NB

Please note the property is currently tenanted and the photos were taken prior to them moving in.



