



Wellow Mead, Bath ,BA2 8SB

£365,000

- Energy Rating - C
- Popular Village Location
- Double Garage
- Good Size Corner Plot
- Ample Driveway Parking
- Four Bedrooms
- Master With En Suite
- Bus Routes to Bath & Bristol
- No Onward Sales Chain

3D INTERACTIVE TOUR AVAILABLE AND NO ONWARD SALES CHAIN.... Barons are delighted to offer for sale this impressive FOUR BEDROOM detached family home set in a good size corner plot with double garage and ample driveway parking. The property occupies a private position within a small close in Wellow Mead.

The accommodation comprises, entrance hallway with doors to lounge, kitchen, study and cloakroom as well as the staircase leading to the first floor. Large lounge with feature fireplace and double doors that lead through into a pleasant sized dining room. The kitchen/breakfast room has a comprehensive range of wall and floor units and work surfaces. Separate utility room with space for washing machine and tumble dryer, further wall units plus an additional sink unit and door to rear garden. On the first floor there are four generous sized bedrooms. The master bedroom has a large en suite shower room with double width walk in shower. Family bathroom Call us now on 01761 411411.

Entrance Porch 5'75 x 4'84 (1.52m x 1.22m)

UPVC Front door and window

Entrance Hall 16'40 x 6'16 (4.88m x 1.83m)

Stairs leading to first floor, Radiator

Cloakroom 7'88 x 4'90 (2.13m x 1.22m)

Built in coat/shoe cupboard, WC, Basin, Towel rail radiator.

Study 9'76 x 7'85 (2.74m x 2.13m)

Radiator, UPVC Double glazing.

Living Room 18'12 x 11'76 (5.49m x 3.35m)

Gas fire and surround, Bay UPVC Double glazed window, 2 x Radiators

Dining Room 11'67 x 9'55 (3.35m x 2.74m)

Patio doors leading to rear garden, Radiator

Kitchen 14'45 x 8'71 (4.27m x 2.44m)

Gas hob and eye level oven, Space for dishwasher, Integrated fridge/freezer, Separate integrated fridge, Larder, UPVC Window, Radiator.

Utility Room 7'91 x 5'34 (2.13m x 1.52m)

Space for white goods, Sink, UPVC Door leading to rear garden.

Bedroom One 11'90 x 11'07 (3.35m x 3.53m)

Built in wardrobes, dressing table and bedside cabinets. Radiator, UPVC Double glazing.

En suite 8'42 x 7'42 (2.44m x 2.13m)

Bath, Walk in shower cubicle, WC, Basin and towel rail radiator.

Bedroom Two 12'34 x 8'62 (3.66m x 2.44m)

Radiator, UPVC Double glazing, Built in wardrobes.

Bedroom Three 11'70 x 6'84 (3.35m x 1.83m)

Radiator, UPVC Double glazing, Built in wardrobe

Bedroom Four 10'97 x 6'82 (3.05m x 1.83m)

Radiator, UPVC Double glazing, Built in wardrobe.

Bathroom 7'62 x 6'81 (2.13m x 1.83m)

Shower over bath, WC, Basin, Towel rail radiator, Radiator, UPVC Double glazing

Please note

Tenure - Freehold

Council Tax - E

Local Authority - BANES

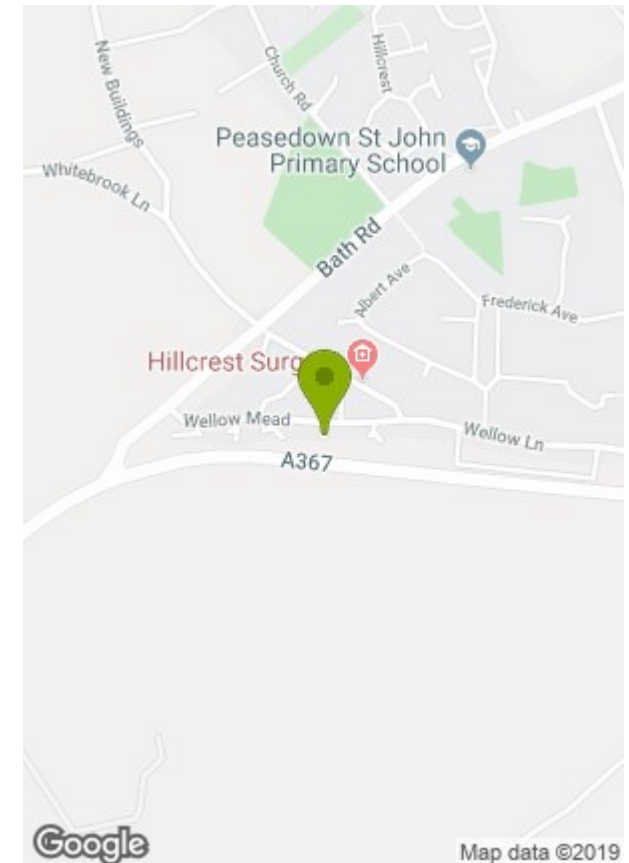
Services - All services are believed to be connected.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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