

3 Frenchfield Road

Peasedown St John, BA2 8SL

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£495,000 Freehold

Welcome to this extended detached family house located in a sought-after residential area. This property boasts an open plan kitchen/dining area featuring a contemporary design, and a separate sitting room. The ground floor also comprises a cosy lounge, a convenient downstairs shower room with Bedroom two off. Upstairs, you will find a master bedroom with an en-suite shower room, three additional bedrooms, and a family bathroom. Outside, there is an enclosed rear garden with a large covered seating area, and a driveway providing parking for two cars.

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ACCOMMODATION

The property is approached into the entrance hall with staircase rising to the first floor and door to the cosy lounge. From here is a further door to the open plan kitchen/dining room which is fitted with modern units to incorporate wall & base cupboards, integral dishwasher, gas stove and eye-level oven, large breakfast bar, space for a large dining table, utility area to the far end, and space for a settee with wall-mounted TV. There is an opening leading to the sitting room, and a further door leads to the shower room and Bedroom 2/home office/playroom. Access to the garden can be gained from the rear or the side of the open plan kitchen/dining area.

On the first floor the accommodation comprises four more bedrooms and a modern family bathroom with panelled enclosed bath, low level WC, and wash hand basin. The master bedroom offers built-in wardrobes and an En-suite shower room.

OUTSIDE

To the front is an open plan driveway providing easy parking for two cars.

To the rear the garden is fully enclosed by fencing & walling and offers a large covered seating/entertaining space, and a log cabin with electric, and artificial lawn and composite decked areas.

Council Tax Band 'E' - BANES

LOCATION

Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors surgery, sports clubs (football and cricket), a community library, church and a couple of pubs. The village also benefits from a regular bus service to Bath, Radstock, Shepton Mallet and Wells.

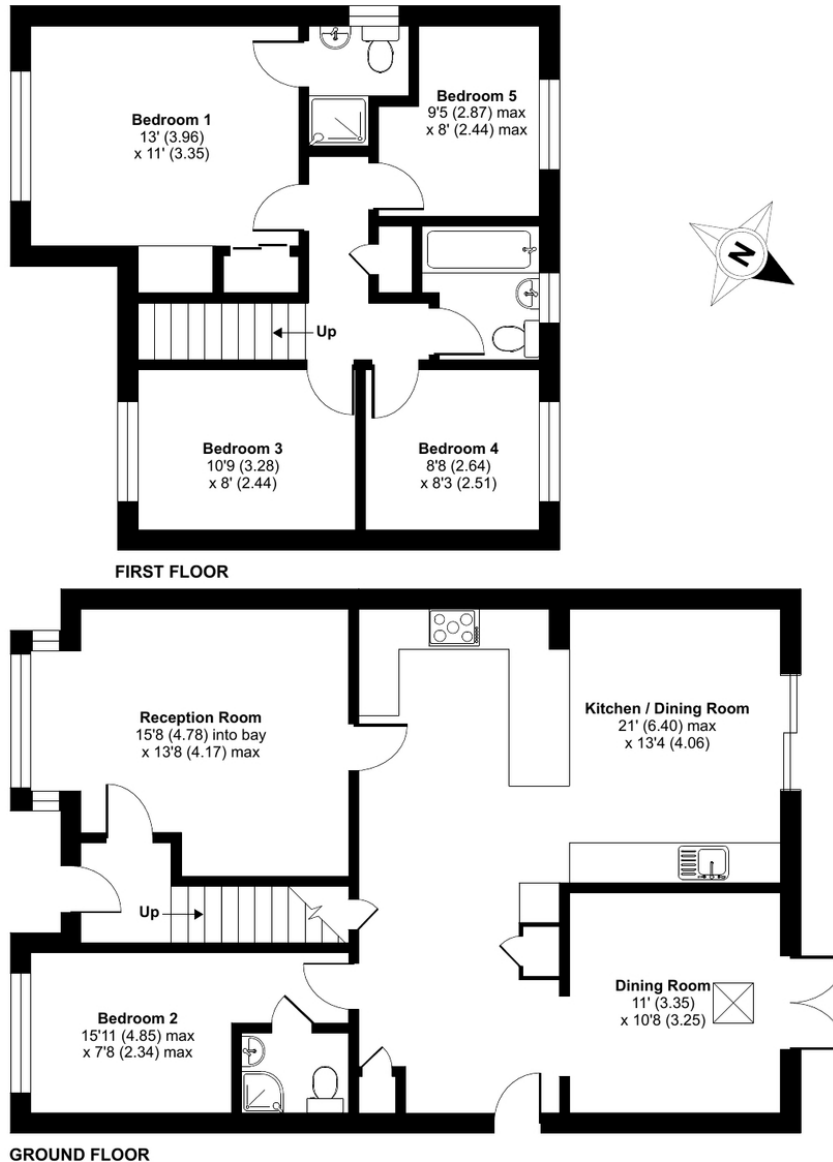




Frenchfield Road, Peasedown St. John, Bath, BA2

Approximate Area = 1476 sq ft / 137 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Cooper and Tanner. REF: 1014696

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