

# Greenlands Road

Peasedown St John, Bath, BA2 8EX

COOPER  
AND  
TANNER



**£340,000 Freehold**

A well presented three bedroom semi detached house, elevated from the road and enjoying views to the front across neighbouring countryside. The property benefits from a single garage, driveway parking and gardens to the front and rear. Viewing recommended.

# Greenlands Road Peasedown St John, Bath BA2 8EX

 3  1  2 EPC D

## £340,000 Freehold

### DESCRIPTION

A well presented and updated three bedroom semi detached family home which is elevated from the road and enjoys superb views across neighbouring countryside to the front. The property offers light and airy accommodation across two floors and benefits from double glazing, gas fired central heating, a single garage, driveway parking and gardens to the front and rear. In brief the accommodation comprises entrance hall with a staircase rising to the first floor, dual aspect sitting room with feature fireplace, views to the front and French doors leading out on to the garden, kitchen with a range of fitted high gloss wall and base units with integrated fridge/freezer, dishwasher, range cooker, boiling tap, worktops over and access to the side porch with a door to the front and rear gardens. In addition to the downstairs there is a useful utility room and family bathroom. The current vendors of the property have recently fitted a brand new shower room to the first floor and there are also three bedrooms, two double and one single. Internal viewing comes highly recommended

### OUTSIDE

To the front of the property there is a driveway providing parking which leads to the garage. There are steps leading up to the front door with terraced gardens housing a wide selection of mature plants and shrubs. Side access from the front of the property leads to the rear garden. The garden to the rear is enclosed by walling and fencing with a large paved seating area, wooden shed, mature and well stocked flowerbeds and borders.

### LOCATION

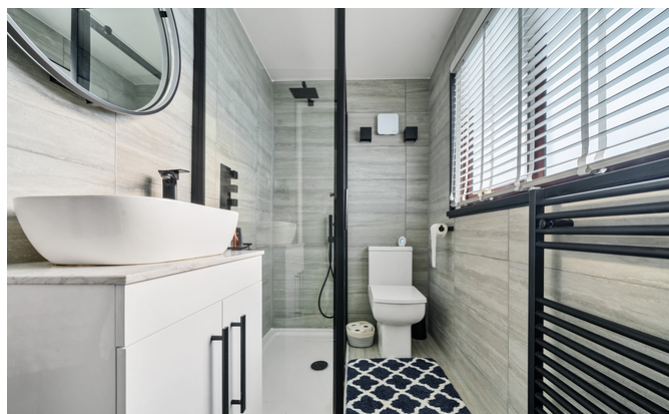
Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors' surgery, sports clubs (football and cricket), a community library, church and a couple of public houses. The village also benefits from a regular bus service to Bath,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

### COUNCIL TAX BAND

C

### AGENTS NOTE

We have been made aware by the vendors that the field opposite the property has had planning permission approved for a housing development.





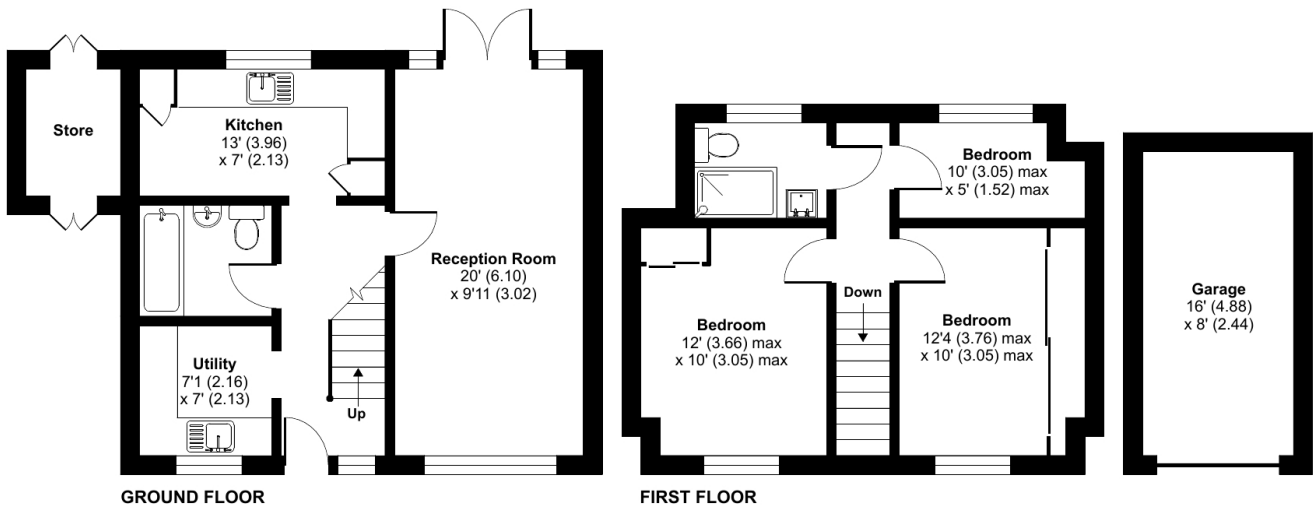
## Greenlands Road, Bath, BA2

Approximate Area = 904 sq ft / 84 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1032 sq ft / 95.9 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1107936

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Midsomer Norton, Somerset BA3 2HP

[midsomernorton@cooperandtanner.co.uk](mailto:midsomernorton@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

