

# Underleaf Way

Peasedown St John, Bath, BA2 8SR

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## £535,000 Freehold

A beautifully presented and updated four bedroom detached family home located in a sought after residential development with a detached double garage, ample driveway parking and gardens to the front and rear. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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### BA2 8SR

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## £535,000 Freehold

### DESCRIPTION

A beautifully presented and updated four bedroom detached family home located in a sought after residential development with a detached double garage, ample driveway parking and gardens to the front and rear. The property offers spacious, light and airy accommodation arranged over two floors and is located just 15 minutes from Bath. In brief the accommodation comprises a good sized entrance hall with a turning staircase rising to the first floor landing and a downstairs WC leading off, a beautiful open plan kitchen/dining room having a range of fitted wall and base units with centre island, integrated double oven, gas hob and a dishwasher. There are French doors and a bay window overlooking the garden. A useful utility room leads off the kitchen/dining room with fitted units and a door to the outside. The sitting room has a bay window to the front and a sliding door which leads into the conservatory/playroom which also gives access to the garden. To the first floor there is a light and airy landing with an airing cupboard and access to the attic, main bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms, two of which have fitted wardrobes. There is a good size bathroom with separate walk in shower and a heated towel radiator. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a driveway providing parking for several vehicles which in turn leads to the detached double garage with two independent up and over doors and has power and light. There is a small area of lawn with mature border, flowerbed with mature shrubs and bushes and a pathway to the side leads to the rear garden. The gardens to the rear are westerly facing and encompassed by fencing. There is a large paved terrace ideal for al-fresco dining and an artificial lawn with raised flowerbed.

### 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. There is a mainline train station at Bath Spa with direct links through to London Paddington.

### COUNCIL TAX BAND

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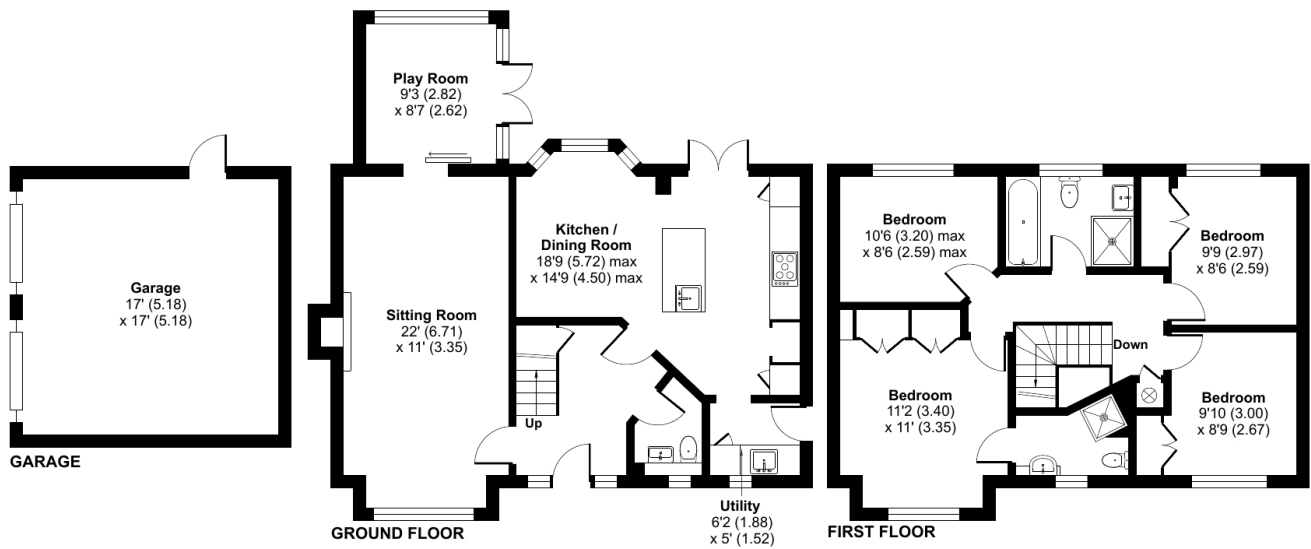
## Underleaf Way, Peasedown St. John, Bath, BA2

Approximate Area = 1338 sq ft / 124.3 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 1627 sq ft / 151.1 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). © nitchcom 2024.  
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