

Wellow Mead

Peasedown St John, Bath, BA2 8SB

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TANNER



£417,500 Freehold

A well presented four bedroom detached family home, located in a cul-de-sac position and situated within the sought after village of Peasedown St John, just a short drive from the City of Bath. The property benefits from driveway parking, small garage area and enclosed gardens to the rear.

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DESCRIPTION

A well presented four bedroom detached family home, located in a cul-de-sac position and situated within the sought after village of Peasedown St John, just a short drive from the City of Bath. The property benefits from driveway parking, small garage area and enclosed gardens to the rear. In brief the accommodation comprises a canopy porch with front door leading into the entrance hall with a cloakroom leading off and a staircase rising to the first floor. The sitting room is located to the rear of the property with French doors leading to the rear garden. From the sitting room a door leads through to a useful playroom/study. There is a good size kitchen/diner which has been updated by the vendor and comprises ample wall and base units with worktops over, integrated appliances, door to the side and a wood burning stove. Sliding doors from here lead through to the conservatory which overlooks the garden. To the first floor there is the main bedroom with en-suite shower room and built in wardrobes, three further bedrooms, two having built in wardrobes and a family shower room. Internal viewing recommended.

OUTSIDE

The property is approached over a shared driveway which leads to parking for 2 cars. There is a small area of lawn to the front and pathway leading to the front door. Side access via a personal gate leads to the enclosed garden at the rear. The rear garden is encompassed by fencing and is predominantly laid to lawn, There are raised flowerbeds, paved seating area and wooden shed.

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.

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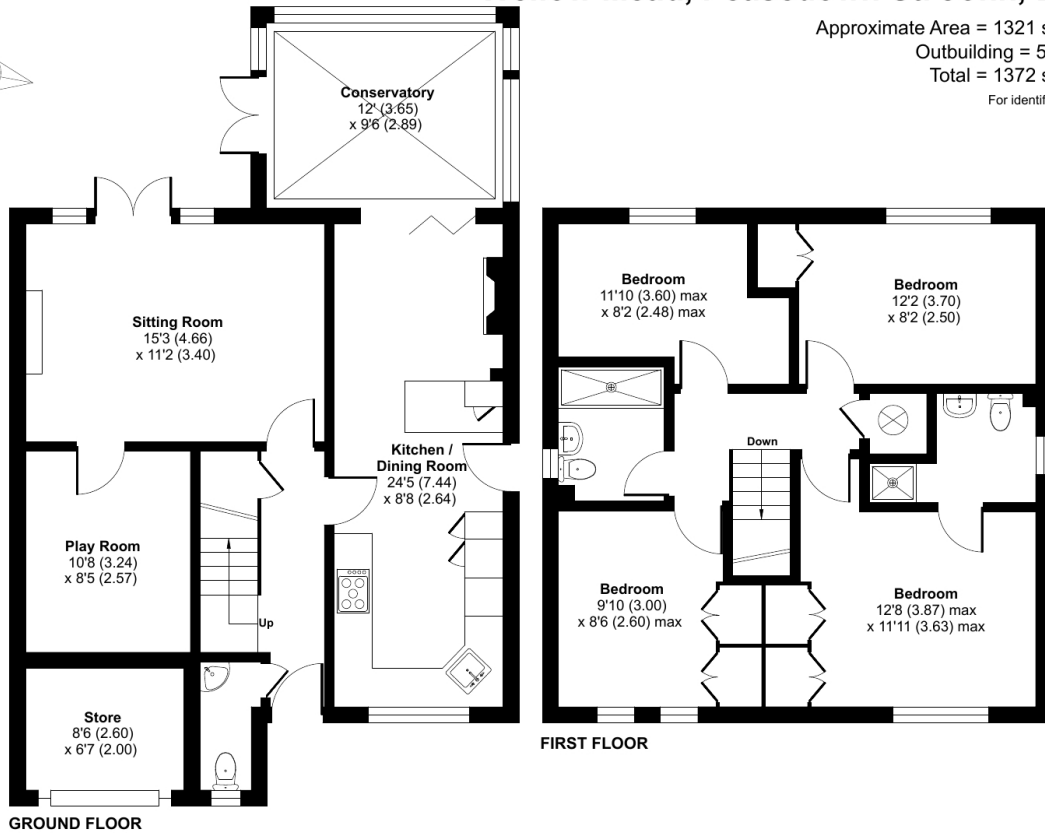
Wellow Mead, Peasedown St. John, Bath, BA2

Approximate Area = 1321 sq ft / 122.7 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 1372 sq ft / 127.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1357690

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