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Woodbine Gardens, Bannerdown
Road, Batheaston, Bath, BA1 8EG

A beautiful Eco friendly four bedroom family home with very well presented and spacious accommodation set over two floors with far reaching views

Available August

£3,750 pcm

Unfurnished

Key Features

- Spacious 2 storey accommodation
 - Ample off road parking
 - Easy access Bath city centre
- Well presented throughout
 - Large garden

Description

Woodbine Gardens is a lovely four bedroom property with many eco features including Sheeps wool insulation, straw bale extension with lime plaster allowing the house to 'breathe', triple glazed windows and doors, roof and floors fully insulated, underfloor heating to ground floor and low energy bills. The property is situated just outside of Bath with easy access to city centre and M4 motorway

Accommodation

Entrance hall
with access to cloakroom with w.c, and wash hand basin

Kitchen/dining room
with fully fitted contemporary kitchen with appliances to include large fridge/freezer, gas hob range cooker and dishwasher. French doors to back garden and access through to

Laundry room
with range of fitted units, sink and space for washing machine

Family room
off kitchen which could also be used as playroom or study

Study
with access to rear garden

Sitting room
with dual aspect

Bedroom 1
with dual aspect and views and access to

En suite shower room
with white suite comprising walk in shower, wash hand basin and w.c.

Bedroom 2
with fitted wardrobe and cupboard

Main bathroom
with contemporary white suite comprising bath with shower over, large wash hand basin with ample storage under and w.c.

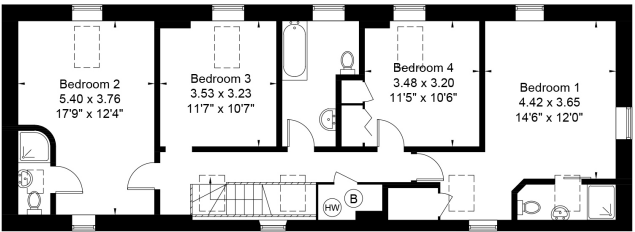
Bedroom 3
with single aspect and views

Bedroom 4
with single aspect, views and access to

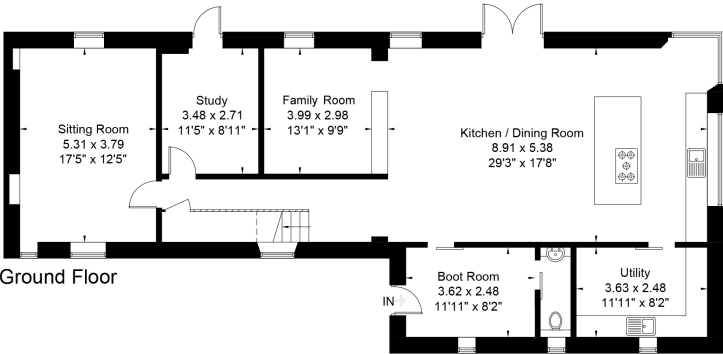
En suite shower room
with white suite comprising shower cubicle, wash hand basin and w.c.

Externally
to the front of the property are various storage sheds and parking, to the side and rear is a large paved and graveled terrace with large lawn leading up to another terrace with fabulous views

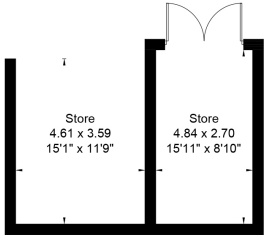
Woodbine Gardens, Bannerdown Road, Bath BA1 8EG
Approximate Gross Internal Area = 218.3 sq m / 2350 sq ft
Outbuilding = 31.0 sq m / 333 sq ft
Total = 249.3 sq m / 2683 sq ft



First Floor



Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024



General Information

Council tax band G
Energy Performance Rating B

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