

Under Knoll

Peasedown St John, BA2 8TY

COOPER
AND
TANNER



£475,000 Freehold

A well presented four bedroom detached family home offering spacious accommodation on a good size plot of mature gardens and ample driveway parking. The property is located on a sought after residential development on the edge of the village yet within close proximity to the City of Bath. Internal viewing comes highly recommended.

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DESCRIPTION

Located in a small cul-de-sac on the entrance to the development is this superb, well presented, modern, detached family home offering spacious accommodation arranged over two floors. The property offers ample parking for several vehicles, good size enclosed gardens to the front and rear, double glazing and gas fired central heating. There is a store area tot he front part of the garage with the rear section being converted into a study/playroom. In brief the accommodation comprises an entrance hall with staircase rising to the first floor, down stairs WC and French doors leading into the sitting room with bay window overlooking the front aspect and solid oak flooring which continues through to the dining room having glazed French doors out onto the rear garden and seating area. The light kitchen/breakfast room offers a wide selection of wall and base units with integrated oven and hob, central island and solid oak wooden worktops over. In addition there is a useful utility room with a personal door leading to the side access.. To the first floor is the main bedroom with bay window to the front, dressing area and en-suite bathroom, three further bedrooms and the family shower room with superb walk in shower and a heated towel rail. Internal viewing comes highly recommended.

OUTSIDE

The property is approached over a shared driveway leading to the ample parking area and good size front garden which is mainly laid to lawn with hedging surrounding. From the parking area there is access to the front entrance canopy porch, garage and a pathway to the side leading to the rear garden. The garden to the rear is encompassed by fencing and hedging, offering a westerly aspect and being able to enjoy the afternoon and evening sun. There is a large paved seating area, raised decked seating areas and a mature lawn with a selection of plants and shrubs.

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. From Bath, there is a main line train station giving direct access to London Paddington.

COUNCIL TAX BAND

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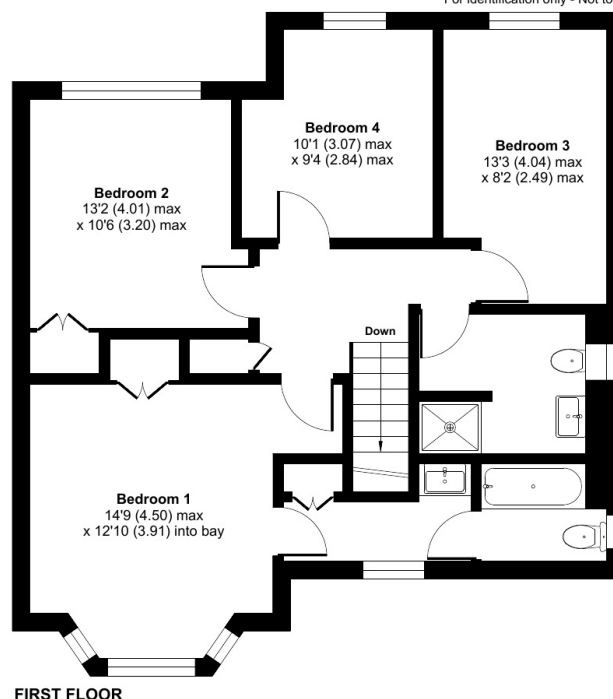
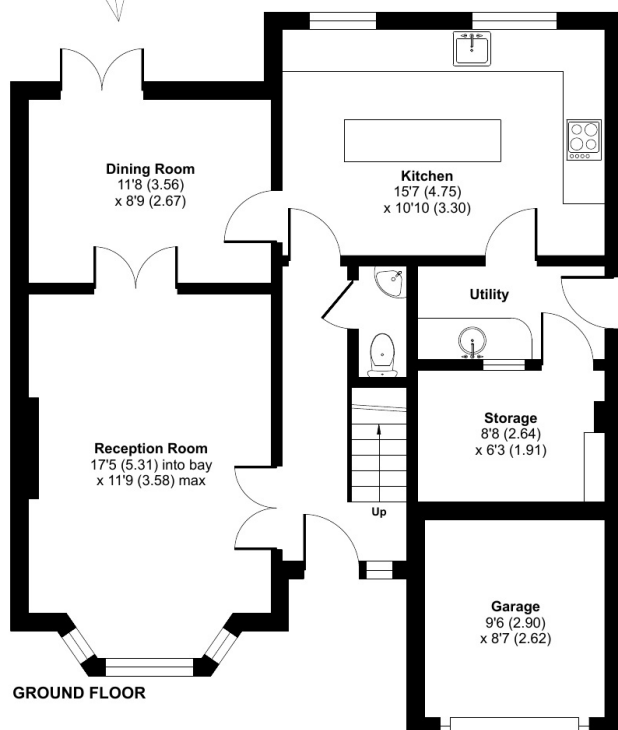
Under Knoll, Peasedown St. John, Bath, BA2

Approximate Area = 1389 sq ft / 129 sq m

Garage = 82 sq ft / 7.6 sq m

Total = 1471 sq ft / 136.6 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: 1070909

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