

# Morgan Way

Peasedown St John, Bath, BA2 8TT

COOPER  
AND  
TANNER



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**£375,000 Freehold**

A detached four bedroom family home situated in a tucked away location at the end of this popular cul-de-sac. Benefits include downstairs cloakroom/WC, en-suite shower room to master bedroom, and garage & driveway parking, and newly installed gas central heating boiler.

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## Peasedown St John, Bath

### BA2 8TT

 4  1  2 EPC C

## £375,000 Freehold

### ACCOMMODATION

The property with the entrance hall fitted with laminate flooring and stairs off of to the first floor. The lounge is a comfortable room with a wall-mounted gas fire, laminate flooring, and to the front a window providing a private outlook. This is open to the dining room which has laminate flooring and sliding patio doors that open onto the garden. From here you enter the rear Lobby which has a useful under stairs storage cupboard, cloakroom/WC with white suite, and door to the integral garage housing the recently installed 'Atag' gas combination boiler, and benefitting from light & power, and metal up and over door. Door to the kitchen/breakfast room which comprises a selection of fitted wall & base units with roll-edge worktops, breakfast bar, stainless steel sink unit with mixer tap over, built-in four ring gas hob and eye-level electric oven & grill, built-in fridge/freezer, washing machine & dishwasher, with window overlooking the rear garden. Upstairs, there is the benefit of four bedrooms set off the landing with a built-in airing cupboard, and access to the the part-boarded loft space. The master bedroom benefits from an en-suite shower room and built-in wardrobe, with one of the other bedrooms featuring a

built-in wardrobe also. The family bathroom comprises a white suite of pedestal wash hand basin, low level WC and panelled bath with shower over. The property is fully double glazed with gas central heating throughout.

### OUTSIDE

The property is accessed at the end of the cul-de-sac in a tucked away location. The front garden is laid to open plan with a lawn area, shrubs, tree, and a gravelled area. There is a driveway to front providing off-road parking for one car and leading to the integral garage. Pedestrian side gate to rear garden.

To the rear the garden is level and fully enclosed by walling, fencing and hedging and is mainly laid to lawn with a recently laid large patio area, established flower & shrub beds. Garden shed. Outside tap.

Council Tax Band 'E' - BANES

### LOCATION

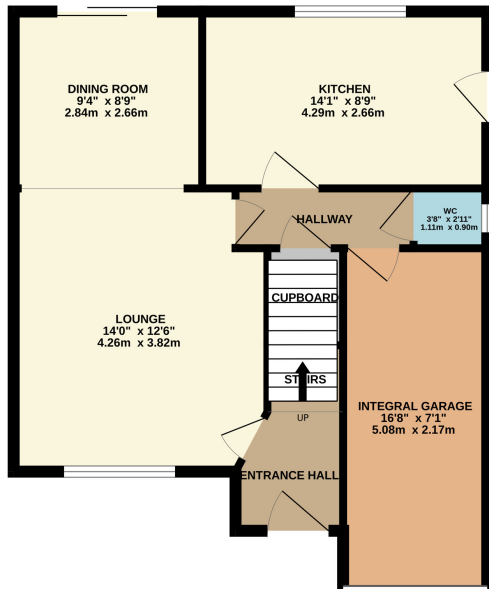
Peasedown St John is a thriving village with an excellent range of local facilities including pre-school and primary school, doctors surgery, sports clubs (football and cricket), a community library, church and a couple of pubs. The village also benefits from a regular bus service to Bath, Radstock,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



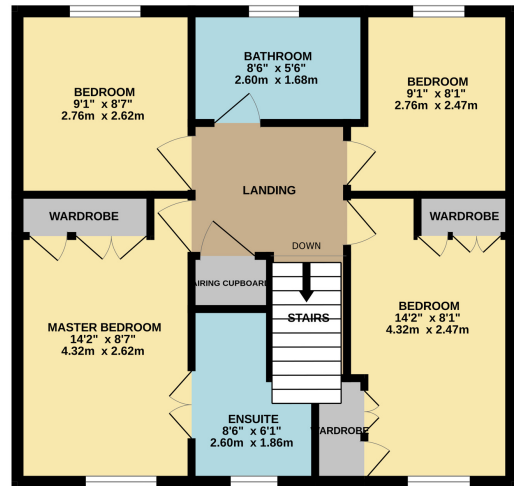




GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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