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Residential Sales



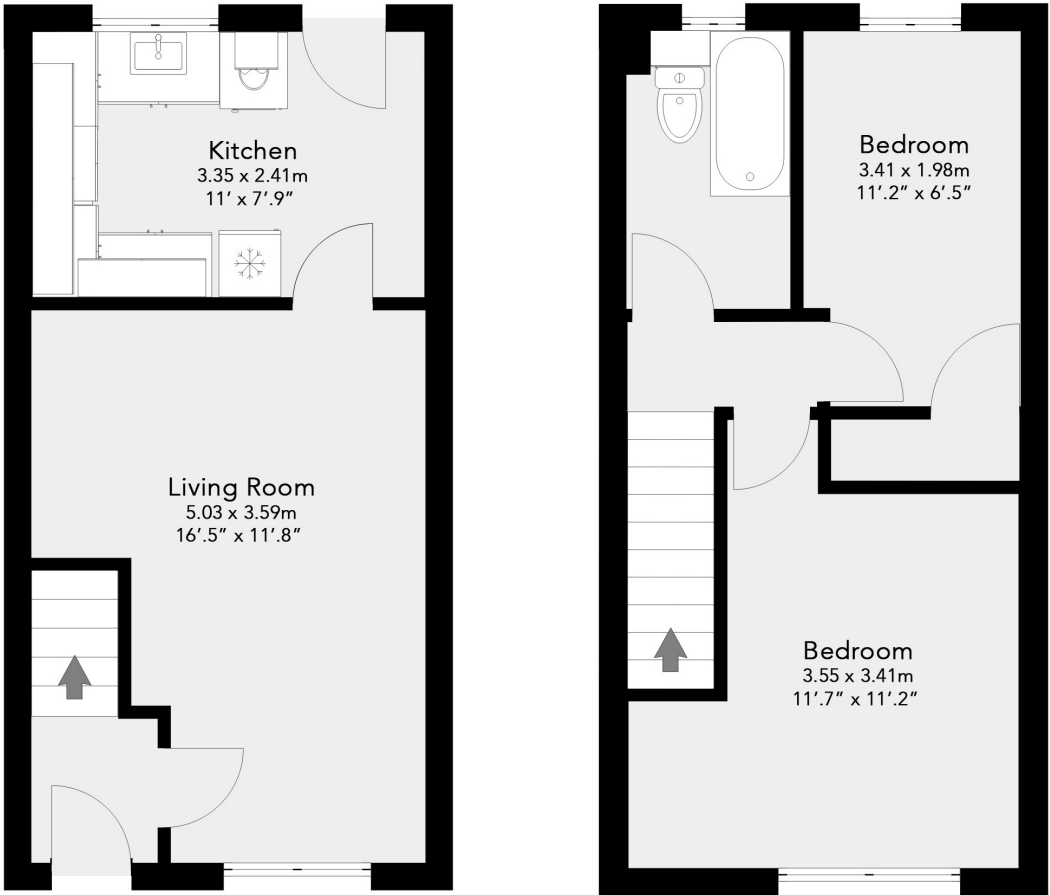
Peasedown St John, Nr Bath



Floor Plan



4 Filer Close, Peasedown St John, BA2 8DQ



Total Area
(approx)
51.6 Sqm
555 Sqft

4 Filer Close
Peasedown St John
Bath
BA2 8DQ

A modern 2 bedroom end of terrace house situated on a quiet cul-de-sac position and close to all the village amenities.

Tenure: Freehold

£230,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent



Situation

The property is located in a quiet, elevated cul-de-sac close to the village of Peasedown St John.

Peasedown St John offers a number of local shops and amenities, together with a primary school and bus service leading to city of Bath and the nearby town of Radstock.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms. The town of Frome is 8 miles away with a large selection of independent shops and renowned, monthly Independent Market.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels. Babington House is 4.5 miles away.

4 Filer Close is perfectly placed for easy access to a selection of good state and independent schools which include King Edwards, Beechen Cliff School, Hayesfield, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe and Ralph Allen Schools on Bradford Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax Band: B

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Description

This 2-bedroom, end of terrace house is believed to have been built in the 1980's. It is constructed with stone elevations under a tiled roof and offers 2 double bedrooms with a bathroom upstairs.

On the ground floor there is a sitting room/dining room together with a fitted kitchen leading out to the small terraced garden to the rear.

The property would provide an excellent first-time buyers property or potential investment.

Accommodation

Ground Floor

Covered Entrance Porch

With front door leading to entrance hall.

Entrance Hall

With staircase rising to first floor.

Sitting Room

With aspect to the front and door leads through to the kitchen.

Kitchen

With a range of floor and wall mounted units, fitted appliances include oven, ceramic hob, space for fridge/freezer and washing machine, Ideal gas fired boiler and part glazed door leading to rear garden.

First Floor

Landing

With access to roof storage space.

Bedroom 1

With double glazed window to front aspect.

Bedroom 2

With wardrobe recess and window with rear aspect.

Bathroom

With fitted suite comprising a panelled bath, Mira electric shower attachment, wash hand basin, WC and partially tiled walls.

Externally

The rear garden comprises paved terrace with a small gravel area to the rear and timber shed, panelled fencing and hedgerow on either side.

To the side of the property is a raised flower bed and further access via a gate to the front of the house.

To the front of the property there are steps leading up to the front door with a pathway leading to the side. Immediately to the front of the property are 2 private parking spaces.