

Meadow View Weston Park East
Bath, BA1 2UX

£1,119,995



PREDESIGN D

THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ

TEL: 01225 303500 E-MAIL: DESIGNER@EXPERTAGENT.CO.UK

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Approached through secure electronic gates, Meadow View was built in 2012 and is situated in just over 2/3 of an acre of mature south facing tiered and walled gardens. A unique contemporary masterpiece, the house effortlessly blends into its surroundings. Internally, the property offers elegant, versatile and consistently well-proportioned accommodation. The innovatively designed veranda is glazed to offer amazing views across the garden and creates a spacious and bright atrium at the heart of the building. Equally suited to entertaining or quieter daily life the property offers a stunning dual aspect drawing room, dining room, study and fitted kitchen with a separate utility room. In addition to the master bedroom suite there are two guest suites as well as a further study or bedroom.

DESCRIPTION

ACCOMMODATION

LIVING ROOM 18' 4" x 14' 6" (5.59m x 4.42m)
A room to relax in with the family. Large south facing windows overlooking the gardens and underfloor heating for those cold winter evenings.

KITCHEN 22' 7" x 12' 11" (6.88m x 3.94m)
Contemporary in design, this state-of-the-art kitchen combines functionality and elegance. American style fridge/freezer, six burner gas hob, two wall mounted electric ovens, dishwasher and built-in microwave. The granite worktops incorporate a stainless steel double drainer sink.

MASTER BEDROOM 19' 8" x 18' 1" (5.99m x 5.51m)
A well proportioned room highlighted by the south facing floor-to-ceiling windows offering views over the city of Bath. There's no shortage of storage as there are two walk-in wardrobes.

BEDROOM ONE 16' 2" x 14' 1" (4.93m x 4.29m)
West facing windows overlooking the surrounding countryside and large walk-in wardrobe.

BEDROOM TWO 15' 1" x 9' 7" (4.6m x 2.92m)
East facing windows overlooking the neighbouring fields and large walk-in wardrobe.

BEDROOM THREE 15' 4" x 12' 8" (4.67m x 3.86m)
Dual aspect windows and built-in wardrobes.

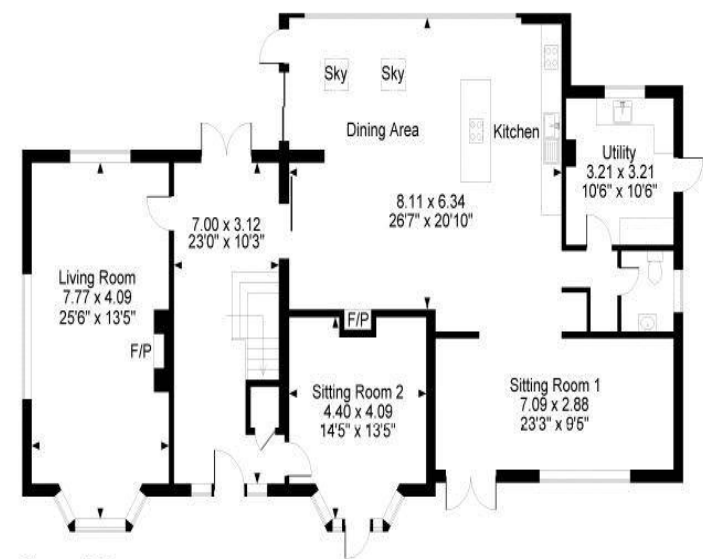
FAMILY BATHROOM 18' 1" x 13' 9" (5.51m x 4.19m)
Matching granite walls and floors, separate shower cubicle, jacuzzi style bath, WC and washbasin. Underfloor heating and chrome heated towel rail.



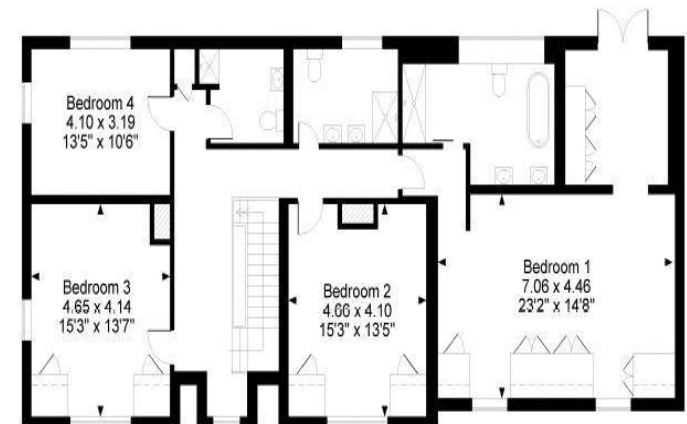
DIRECTIONS

Coming from the centre of Bath head west along Weston Road with the 9 hole golf course on your right. Cross the Park Lane roundabout and then take the third turn on the right onto Weston Park East. After about 200 yards you will see Meadow View on your right hand side (there's a sign on the gate post).

FLOORPLANS



Ground Floor



First Floor

Energy Performance Certificate (EPC)



17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012
Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

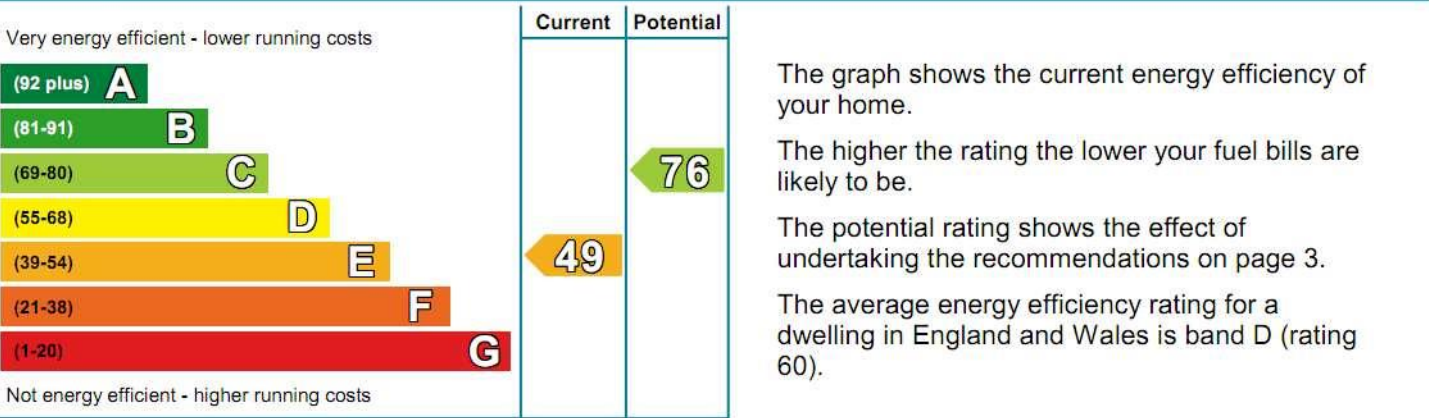
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.