

Meadow View Weston Park East  
Bath, BA1 2UX

**Monthly Rental Of £1,950**



**PREDESIGN D**

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

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**D.TEMPLATE.EXPERTAGENT.CO.UK/**

VApproached 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

**LOUNGE** 36' 2" x 22' 1" (11.02m x 6.73m)  
The magnificent proportions of this room are emphasised by the stunning floor to ceiling fireplace made from local bath stone. Dual aspect windows allow for all day sunshine and offer breathtaking views over the gardens and surrounding countryside.

**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.

**DINING ROOM** 18' 3" x 16' 5" (5.56m x 5m)  
Adjacent to the kitchen, this light and bright space is the perfect setting for dinner parties. With dual aspect windows and glass doors leading to the patio, it makes for the ideal entertaining area.

**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.

**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.

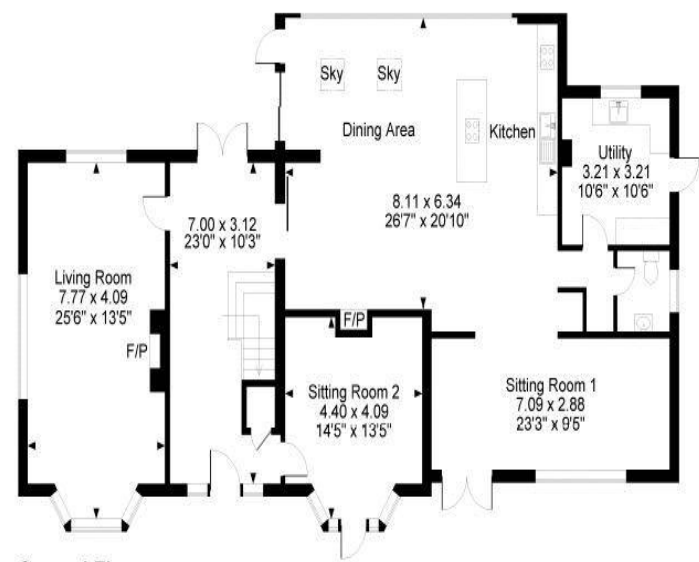
**BEDROOM THREE** 15' 4" x 12' 8" (4.67m x 3.86m)  
Dual aspect windows and built-in wardrobes.

**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.

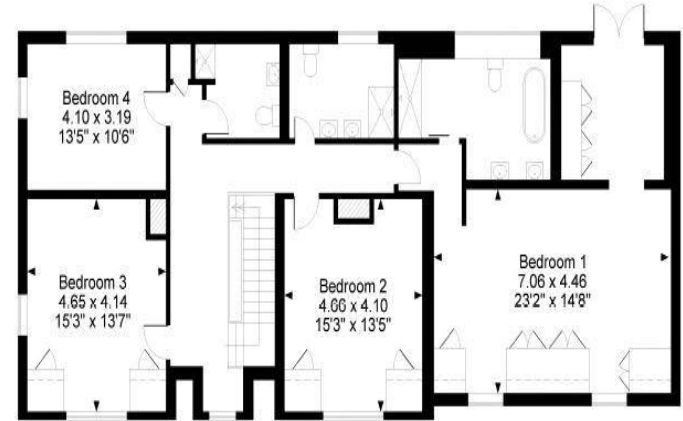




FLOORPLANS



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 m<sup>2</sup>

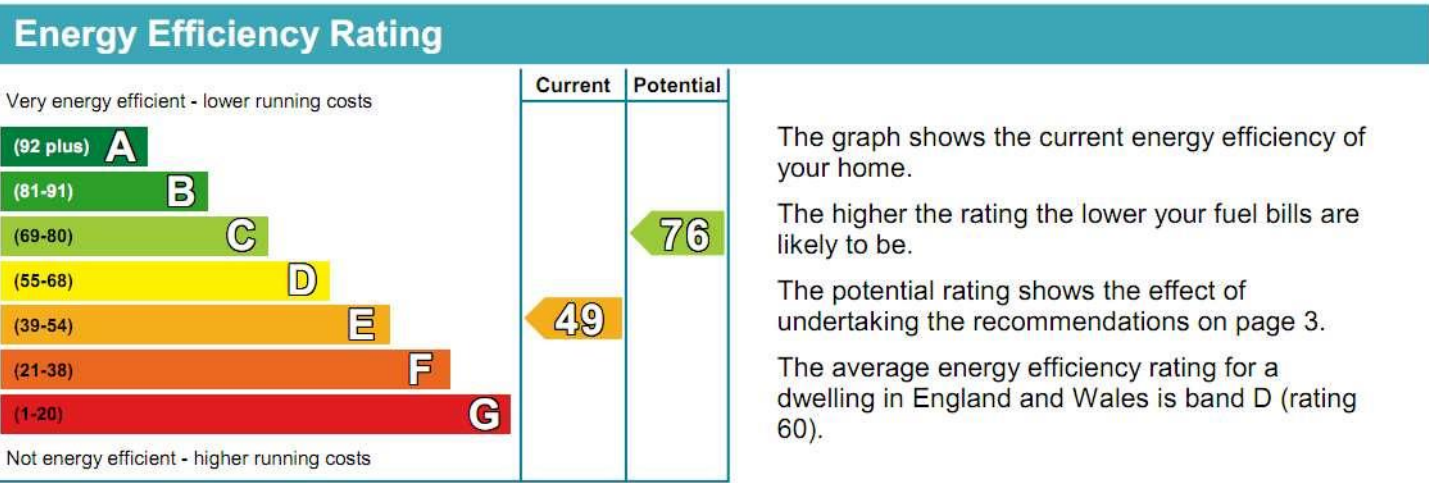
Use this document to:

- 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.



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](http://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.