

8 Home Farm Close

Peasedown St. John
BA2 8SE

£450,000



- A mature, well established family home
- Lounge/dining room and attractive kitchen
- Four generous sized bedrooms and an en suite shower room
- Well tended gardens, garage and driveway
- Popular village location, commutable to Bath
- Offered for sale with no onward chain



'This location is just perfect....quietly tucked away amongst a small clutch of well established residential homes and is within walking distance of a range of village amenities!'

Having had just one owner from new, this attractive four bedroom detached family home has been well cared for, updated and maintained. It offers well proportioned accommodation throughout and sits in an extremely quiet cul-de-sac. Upon entering the property, there is a welcoming entrance hallway with stairs to the first floor, ground floor wc/cloakroom and door leading into a spacious bay fronted lounge. From the lounge there is a separate dining area with double doors leading through to the garden. The kitchen fitted by Stoneham, has Neff appliances, granite work surfaces and views over the garden plus an internal door into the tandem garage and garden. On the first floor there are four bedrooms with the main bedroom enjoying a generous size en- suite shower room fitted with Roca fixtures and fittings. The main shower room has also been updated to match the en suite. GCH and double glazing throughout.

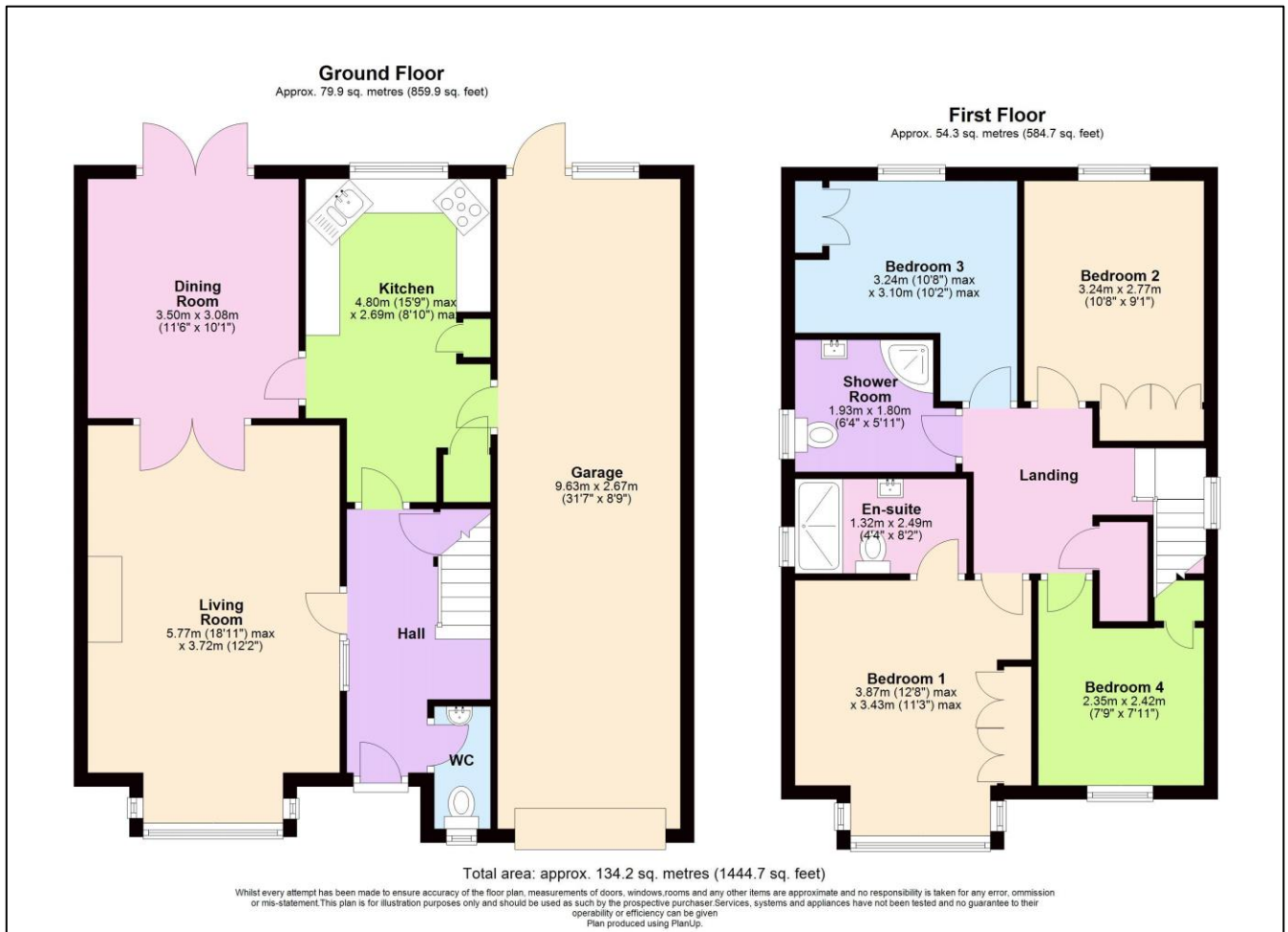
The front of the property is screened nicely by mature trees and a lawn garden alongside a private driveway and a tandem & garage with up and over door. The rear garden is especially lovely with a private seating area with pergola over, two areas of well maintained lawn, mature shrubs and borders and there is a further garden area to the side of the property that is perfect for garden storage.

Home Farm Close is a mature yet modern property just a ten minute walk to the bustling village centre where a good variety of shops are available, alongside a primary school, dentist, vet and extremely regular public transport. The doctors surgery and bus stop are just around the corner from the house. Bath city centre is eight miles and Bristol city centre is fifteen miles. Open countryside can be accessed on foot after a five minute level walk. Offered for sale with no onward chain.

Tenure: Freehold

Council Tax Band: E





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.