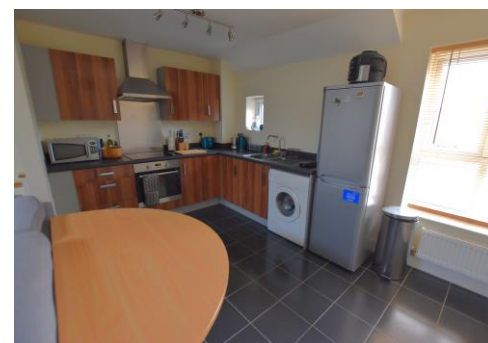




- A one bedroom detached and Freehold coach house
- Open plan lounge/diner leading into kitchen
- Nice sized double bedroom with fitted wardrobes
- Well presented bathroom with shower over the bath
- Parking and rear courtyard area
- Ideal first home or potentially an investment



***'An exciting opportunity to purchase a one bedroom coach house that is entirely detached and also has outdoor space and parking!'***

Tucked away at the head of this residential cul-de-sac lies this one bedroom coach house which has had just one owner from new. The property enjoys an entrance hall with stairs to the first floor where there a light and bright, open plan lounge/dining room and kitchen. The lounge area has velux windows and and there is then a kitchen/dining area with ample wall and floor units. There is a good size double bedroom with fitted wardrobes and a modern bathroom with shower over the bath. GCH and double glazing. Outside the property enjoys a parking bay in front of the property, a private courtyard area to the rear and a really useful store with power accessed via the side of the property.

AGENTS NOTE: This property is Freehold, however is subject to service charge of £80 bi-annually, payable to First Port towards the upkeep of communal grounds and maintenance.

Merlin Way forms part of the Linden Homes "Impact Development" offering modern and contemporary homes. The High Street is within easy reach and provides a good selection of shops and services alongside regular public transport. There is also amenities in Westfield that are within a level walk. Bath city centre is eleven miles and Bristol city centre is sixteen miles, making this an easy commute.

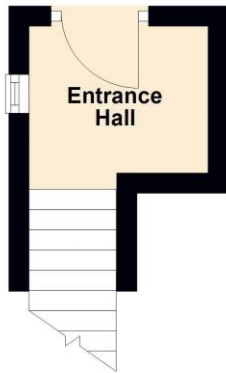
**Tenure:** Freehold

**Council Tax Band:** A



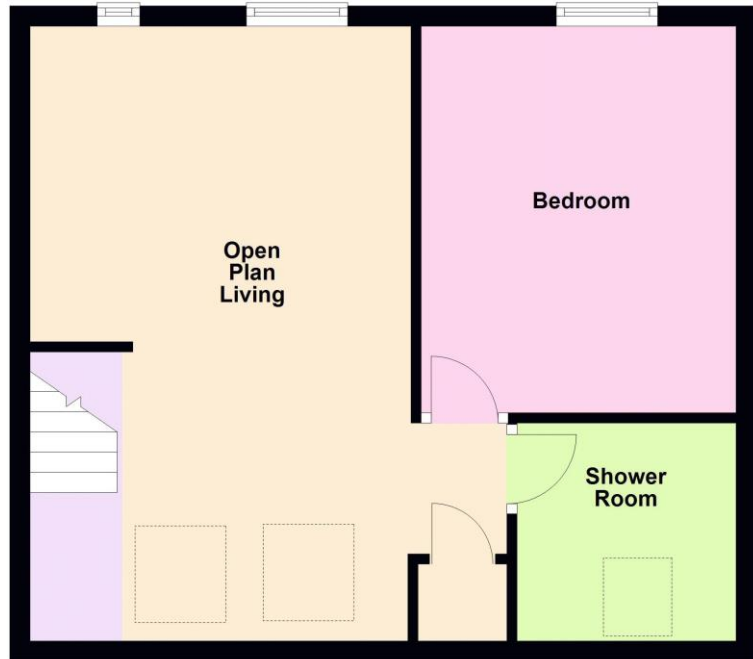
### Ground Floor

Approx. 3.4 sq. metres (36.6 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 45.8 sq. metres (492.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

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55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.