



- Vendors Suited with a no onward chain property!!!
- Presented well to both floors
- Side driveway parking and garage
- Low maintenance rear garden
- Close to many amenities
- 6 miles from Bath city centre



"A detached home situated within a great location in Peasedown St. John"

The owners of this fantastic home have found a property with no onward chain and therefore motivated to move things forward meaning that you could be in your new home in no time!

Just 6 miles from Bath city centre and located within Peasedown St. John with all of its amenities the location is fantastic for an array of buyers. Sat towards the head of a cul-de-sac there is no through traffic and ample off street parking in front of a single garage.

The property itself is presented well to both floors with limited, if not no works required. This therefore is a ready to move into property! There are two double bedrooms on the first floor and a good sized single along with bathroom.

The rear garden is low maintenance and of a good size, providing ample space for outside furniture and possible play space for children.

Tenure: Freehold

Overall, the property would make a great purchase for a multitude of buyers including first time buyers, families and downsizers due to what it has to offer.



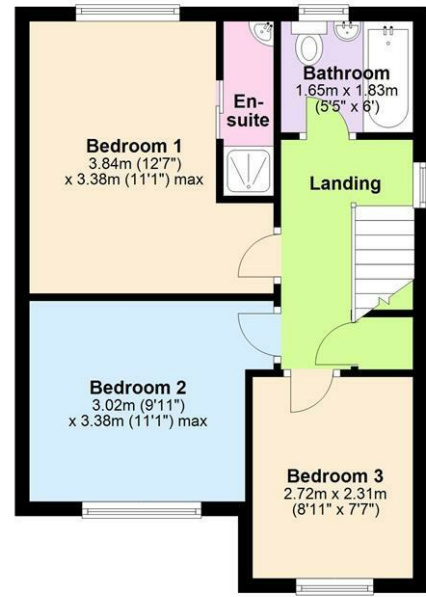
Ground Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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