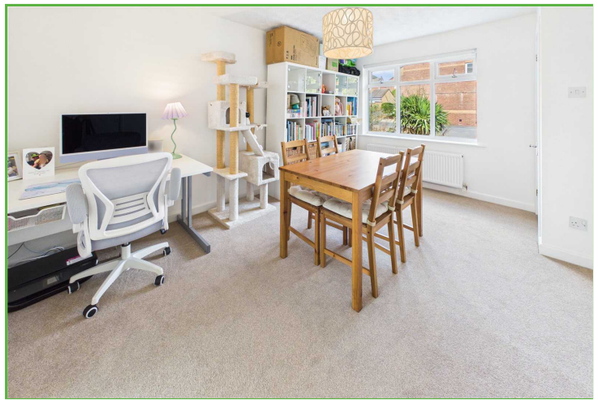




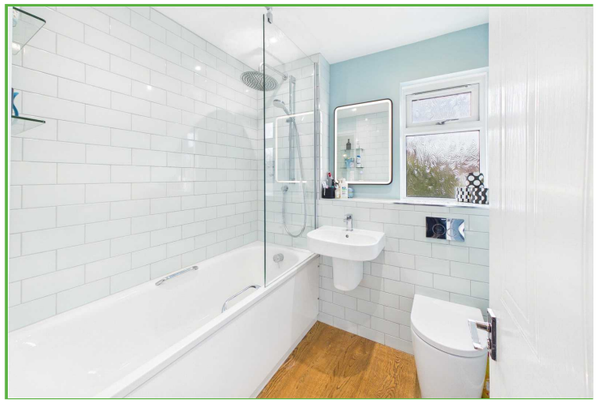












10 Old Forge Way, Peasedown St. John, Bath, Somerset, BA2 8TS

Asking Price: £265,000

Tenure: Freehold

YOUR MOVE — Bailey & Bryant —

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The Property Ombudsman

10 Old Forge Way, Peasedown St. John, Bath, Somerset, BA2 8TS

Asking Price: £265,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: Bath & North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*A TRULY FANTASTIC EXTENDED HOME
*VENDORS SUITED
*STUNNING CONTEMPORARY FITTED KITCHEN
*TWO DOUBLE BEDROOMS
*A SUPERB ORANGERY EXTENSION
*SOUTH FACING REAR GARDEN
*OFF STREET PARKING
*VIEWING HIGHLY RECOMMENDED

Description
The word deceptive is often over used by estate agents however in this instance it is 100% true!!! This modern terraced home looks like many others from the front but the moment you step inside, you can tell it really isn't. The property has been a true labour of love for the current owners who during the last five or six years have spent in excess £61,000 improving the property. The tastefully presented accommodation now comprises on the ground floor an entrance hall, a spacious reception room at the front and an amazing fitted kitchen, installed in 2025, that boasts quartz worksurfaces, upstands and a whole host of quality integrated appliances. An archway from the kitchen leads to a wonderful orangery extension at the rear, complete with underfloor heating and bi-fold doors onto the garden. On the first floor there two double bedrooms and a very contemporary bathroom that's approximately two years old. Other features of this fine home include fully replaced PVCu double glazing and a gas central heating system. Outside there is an open plan front garden and a fully enclosed south facing rear garden. In addition to the above, the property also benefits from off street parking for two cars. Properties of this calibre seldom become available therefore an early internal viewing is highly recommended.

Description
From the double mini roundabouts in Radstock proceed up Bath New Road onto the Peasedown bypass. Turn left at the roundabout by the Mercedes garage into Orchard Way and then take the fifth turning on the left into Old England Way. Old Forge Way is the second turning on the right and the house can be found towards the end of the road on the right hand side.

Entrance Hall
Double glazed composite door to entrance hall, stairs to first floor landing, single radiator.

Reception Room
PVCu double glazed window to front, double radiator, under stairs cupboard.

Kitchen
Matching base and wall units, quartz work surfaces, stainless steel single bowl sink unit, quartz upstands, integrated dishwasher, fridge freezer and integrated bin drawer, electric oven and induction hob, extractor hood, plumbed for washing machine, luxury vinyl tile flooring, column radiator, integrated microwave, under unit lighting, opening leading to orangery,

Orangery
PVCu double glazed Bi fold doors to rear, glass lantern ceiling, luxury vinyl tile flooring, electric under floor heating.

Landing
Access to part boarded loft via a drop down ladder, single radiator.

Bedroom One
PVCu double glazed window to front, single radiator, built in cupboard.

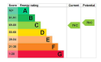
Bedroom Two
PVCu double glazed window to rear, single radiator, gas combi boiler supplying central heating and hot water.

Bathroom
PVCu double glazed window to rear, enamelled panelled bath with twin head shower above, wash hand basin, low level WC, tiled splashbacks, extractor fan, towel rail radiator, light up mirror.

Front Garden
Open plan, mainly laid to lawn.

Rear Garden
South facing, enclosed by fencing, mainly laid to lawn, rear pedestrian access.

Drive
In front of the property allowing off street parking for two cars in tandem.


For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.