















11 Underleaf Way, Peasedown St. John, Bath, Somerset, BA2 8SR

Offers Over: £375,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: D
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

*NO ONWARD CHAIN
*SUPERB ORDER THROUGHOUT
*THREE BEDROOMS
*CONTEMPORARY EN-SUITE & BATHROOM
*FANTASTIC KITCHEN/BREAKFAST ROOM
*GARAGE & DRIVE
*HIGHLY RECOMMENDED

Description
This exceptionally well presented detached family home is situated in one of Peasedown St. John's most sought after roads and is offered for sale with no onward chain. The property has been the subject of considerable improvement by the current owner and boasts well planned living accommodation comprising on the ground floor a welcoming entrance hall, cloakroom/wc, a large sitting/dining room and a superb completely re-fitted kitchen with a host of built in appliances and that leads through to a breakfast room with patio doors to the rear garden. On the first floor there are three bedrooms, a contemporary en-suite shower room to the main bedroom and a wonderful family bathroom. In addition to the above further benefits include a gas central heating system and PVCu double glazing. Outside there are low maintenance front and rear gardens with the rear being fully enclosed and private. There is also an attached single garage with a brick paved drive in front allowing off street parking for one more car. This really is a delightful home that has clearly been loved and an early internal viewing cannot be recommended highly enough!

Directions
From the double mini roundabouts in Radstock proceed up Bath New Road (A367) towards Peasedown St. John. At the roundabout by the Mercedes garage take the first turning on the left into Orchard Way and then first right into Underleaf Way. The property can be found further along on the left hand side.

Entrance
Double glazed composite door leading to the entrance hall with return stairs to the first floor landing, a column radiator, coved ceiling and LVT flooring.

Cloakroom/WC
PVCu double glazed window to the front, low level WC, wash hand basin with vanity unit below, tiled splashbacks, towel rail radiator.

Sitting/Dining Room
PVCu double glazed window to the front and PVCu double glazed patio doors to the rear, two panel radiators, television point, living flame gas fire, coved ceiling, understairs cupboard, LVT flooring.

Kitchen/Breakfast Room
PVCu double glazed window and patio doors to the rear, matching base and wall units with ample worksurfaces, stainless steel one and a half bowl sink unit, integrated dishwasher, washing machine and fridge/freezer, electric oven and combi microwave oven, induction hob with extractor hood above, glass splashbacks, column radiator, coved ceiling.

Landing
Access to the loft housing a gas combi boiler supplying central heating and hot water.

Bedroom One
PVCu double glazed window to the rear, panel radiator, built in wardrobes.

En-Suite Shower Room
PVCu double glazed window to the rear, shower cubicle with twin head shower, wash hand basin with vanity unit below, low level WC, fully tiled walls, towel rail radiator, extractor fan, LVT flooring.

Bedroom Two
PVCu double glazed window to the front, panel radiator, built in wardrobes.

Bedroom Three
PVCu double glazed window to the rear, panel radiator, airing cupboard housing linen shelves.

Bathroom
PVCu double glazed window to side, panelled bath with mixer tap shower, wash hand basin with vanity unit below, low level WC, fully tiled walls, towel rail radiator, luxury vinyl tiles.

Front Garden
Open plan, mainly laid to artificial lawn.

Rear Garden
Enclosed by fencing, mainly laid to artificial lawn, paved patio area, outside tap, side pedestrian access.

Drive
Brick paved drive providing off street parking for one car and leading to the garage.

Garage
Up and over door, power and lighting.


For full EPC please contact the branch.

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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.



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