

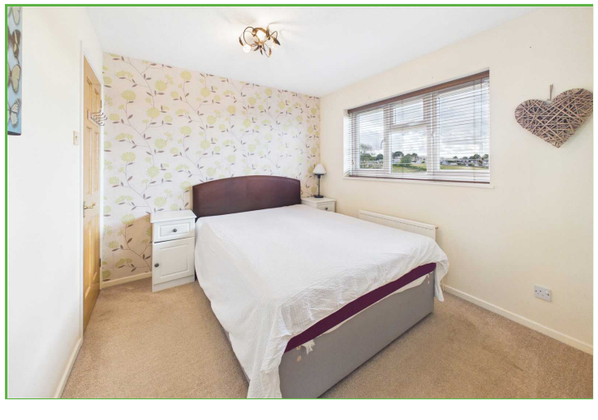


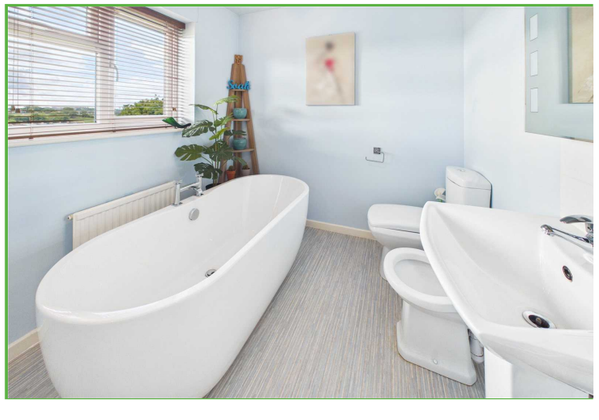












13 Ford Road,
Peasedown St. John, Bath,
Somerset, BA2 8DG

Asking Price: £450,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

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The Property Ombudsman

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Asking Price: £450,000 Tenure: Freehold

Council Tax Band: D
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

*FANASTIC COUNTRYSIDE VIEWS
*THREE DOUBLE BEDROOMS
*LOVINGLY UPDATED BY OWNERS
*CORNER PLOT GARDENS
*NEW PVCu DOUBLE GLAZING
*SUPERB KITCHEN/DINING ROOM
*VIEWING HIGHLY RECOMMENDED

Description

This exceptionally well presented detached family home is situated near the head a cul de sac on this small estate and it boasts amazing views over open fields and farmland. The property has been the subject of considerable improvement by the current owners with the windows and the kitchen all having been re-fitted within the last twelve months. The light and airy accommodation comprises on the ground floor a welcoming entrance hall, a cloakroom, two spacious reception rooms and a fantastic kitchen/dining room. On the first floor there are three double bedrooms, a stunning en-suite bathroom and a further shower family room. Other features include a gas central heating system with the boiler also having been replaced in 2025 and PVCu double glazing throughout. The property itself is set on a good size corner plot with a very useful outside workshop and also an elevated patio area from which to enjoy the views. In addition to the above there is also off street parking for one car with the potential to create further parking by using a portion of the front garden. This really is a lovely home that is sure to impress all who view. Highly recommended.

Directions

From the double mini roundabouts in Radstock, proceed up the Bath New Road towards Peasedown St John and take the first turning left before the bypass into Bath Road. Follow the road through the village past both the Tesco and Co-Op convenience stores and take the next turning on the left into Keels Hill. Turn left into Axford Way and then first right into Ford Road and the property can be found further along on the right hand side.

Entrance Hall

PVCu double glazed door at the side leading to the entrance hall, PVCu double glazed window to side, single radiator, stairs to first floor landing.

Cloakroom/WC

PVCu double glazed window to side, low level WC, wash hand basin, tiled splashbacks, single radiator.

Sitting Room

PVCu double glazed window to front, single radiator.

Second Reception Room

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

Kitchen/Dining Room

PVCu double glazed window and French doors to the rear, matching base and wall units, rolled edge work surfaces, integrated dishwasher, plumbed for washing machine, gas boiler supplying central heating and hot water, gas cooker point, stainless steel extractor hood, single bowl sink unit, tiled splashbacks, space for fridge freezer, single radiator.

Landing

PVCu double glazed window to side, single radiator, airing cupboard housing hot water tank and linen shelves, loft access.

Bedroom One

PVCu double glazed window to rear, single radiator.

En-Suite Bathroom

PVCu double glazed window to rear, freestanding bath, pedestal wash hand basin, low level WC, tiled splashbacks, built in wardrobe with mirrored sliding doors, bidet, single radiator.

Bedroom Two

PVCu double glazed window to front, single radiator, built in wardrobes.

Bedroom Three

PVCu double glazed window to front, single radiator, built in wardrobes.

Shower Room

PVCu double glazed window to side, shower cubicle, pedestal wash hand basin, low level WC, tiled splashbacks, single radiator.

Front Garden

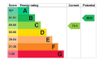
Part enclosed by low boundary wall, mainly laid to lawn.

Rear And Side Gardens

Enclosed by fencing and hedgerow, mainly laid to lawn, outside tap, outside lighting, shed/workshop with power and lighting.

Drive

Providing off street parking for one car.



For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
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