

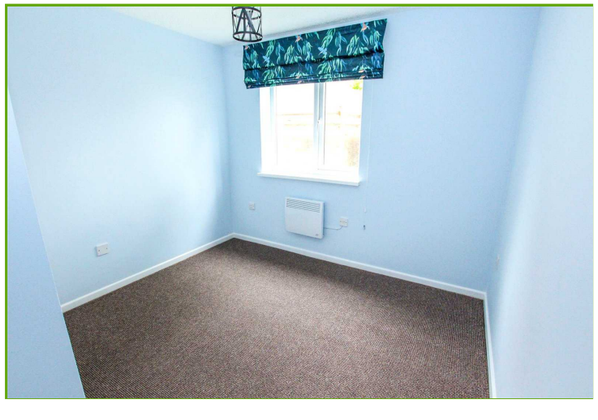














Blenheim Close, Peasedown St. John, Bath, Somerset, BA2 8TE

£1,000 per month

Unfurnished

YOUR MOVE — Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

Blenheim Close, Peasedown St. John, Bath, Somerset, BA2

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Council Tax Band: A
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

A SUPERB GROUND FLOOR APARTMENT IN GREAT ORDER.
THE LIVING ACCOMMODATION COMPRISES OPEN PLAN SITTING ROOM/KITCHEN, DOUBLE BEDROOM AND MODERN BATHROOM. ALSO BOASTS OFF STREET PARKING AND COMMUNAL GARDENS. HIGHLY RECOMMENDED. EER = D65.

Description
An exceptionally well presented purpose built ground floor apartment in the always popular village of Peasedown St John. Light and airy accommodation comprising an open plan Sitting Room/Kitchen complete with the kitchen area boasting new units and also including a host of built in appliances, an inner hallway with a built in wardrobe, a double bedroom and a contemporary bathroom. Other features include an electric heating system and PVCu double glazing. In addition to the above the property also benefits from residents parking and use of the communal lawned gardens to the rear. Properties of this calibre always generate lots of interest therefore an early internal viewing is highly recommended.

Directions
From Radstock proceed up Bath New Road onto the Peasedown bypass. Turn left at the roundabout into Orchard Way and then first left into Russet Way. Turn first right into Laxton Way and then first right again into Blenheim Close. The property can be found in the first block of flats on the right hand side.

Communal Entrance Hall
Communal front door and hallway, allocated post box, entry door to apartment.

Entrance Lobby
Small built in cupboard, opening leading to the Sitting Room/Kitchen.

Sitting Room/Kitchen
17'9" max 12'6" max (5.4m max 3.8m max)
PVCu double glazed bay window to the rear, "Hyco" electric panel radiator, television point, telephone point, security entry phone, range of matching base and wall units, rolled edge work surfaces, stainless steel single bowl sink unit, tiled splash backs, Bush electric oven and hob, extractor fan above, Hotpoint washing machine, Beko fridge with an ice compartment.

Inner Hall
Built in wardrobe with shelf and hanging rail, airing cupboard housing a hot water tank and linen shelves.

Bedroom
9'10" (2.99) max x 9'4" (2.85) max
PVCu double glazed window to the rear, "Hyco" electric panel radiator.

Bathroom
6'6" max 5'7" max (1.98m max 1.7m max)
PVCu double glazed window to the side, white suite comprising panelled bath with a Triton electric shower above, wash hand basin with a vanity unit below, low level WC, tiled splash backs, extractor fan, light and shaver socket, Dimplex fan heater.

Communal Gardens
To the rear and side of the property, mainly laid to lawn.

Residents Parking
To the front of the property and allowing off street parking for residents.

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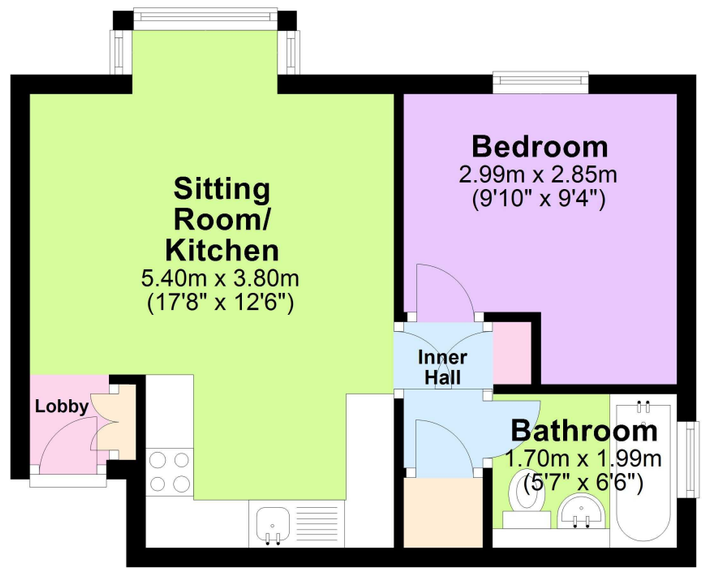
All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.

Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 31.9 sq. metres (342.9 sq. feet)