



35 Marksbury, Bath, BA2 9HR

Offers Over £600,000

Nestled in the charming village of Marksbury, this delightful four-bedroom semi-detached cottage presents an ideal family home. The property boasts three spacious reception rooms, perfect for both entertaining and relaxing, alongside a well-appointed bathroom. The front of the house offers splendid views, enhancing the tranquil atmosphere of the area.

The cottage features double glazing throughout, ensuring warmth and comfort during the cooler months. An inviting open fireplace adds a touch of character and warmth to the living spaces. The mature cottage-style front garden is a lovely introduction to the property, while the rear garden provides ample space for outdoor activities and gardening enthusiasts. Additionally, the property includes garage at the front.

Marksbury is a highly sought-after village, known for its friendly community and excellent local amenities. Families will appreciate the nearby primary school, as well as the catchment area for Wellsway School in Keynsham. For everyday needs, residents can rely on the local petrol filling station and Co-operative store, with a wider selection of shops and services available in Keynsham.

Entrance via double glazed front door into

Covered Porch

Tiled flooring, uPVC double glazed window to side aspect, window into Reception Two, step up via multi glazed door into

Split Level Dining Room

22'0" x 13'1" (6.71 x 4.00)



uPVC double glazed feature bay window to front aspect, tiled flooring, stairs rising to first floor landing, window to rear courtyard, double radiator, low level heater, exposed wooden beams, under stairs storage area, door to Inner Hallway, doors to

Reception Two

12'3" x 10'10" (3.75 x 3.31)



uPVC double glazed feature bay window to front aspect enjoying the views over the front garden and local countryside, low level heaters, wall lights, small step up into

Sitting Room

13'10" x 12'3" (4.24 x 3.75)



Feature wood burning stove with exposed stone surround, rustic wooden mantle over and slabbed

hearth, exposed wooden beams, single radiator, low level heaters.

Inner Hallway

Tiled flooring, uPVC double glazed door to courtyard, uPVC double glazed window to courtyard, single radiator, doors to

Downstairs W/C



Obscured uPVC double glazed window to side aspect, low level w/c, wash hand basin with chrome mixer tap and storage beneath, small double radiator, tiled flooring.

Kitchen/Breakfast Room

13'10" x 12'1" (4.24 x 3.69)



uPVC double glazed door to side aspect, uPVC double glazed window to side aspect, a range of wall and floor units with wooden work surface over, 1 1/4 bowl sink drainer unit with mixer tap, tiled splash backs, 4 ring Neff electric hob with extractor hood over, built in oven and grill, under unit lighting, pull out larder cupboard, built in dishwasher, built in integrated washing machine, tiled flooring, Worcester Green Star oil fired boiler, space for freestanding fridge freezer.

First Floor Landing

Stairs rising to second floor landing, doors to

Master Bedroom

12'3" x 11'0" (3.75 x 3.37)



uPVC double glazed window to front aspect enjoying the lovely views over local countryside, built in cupboards with hanging rail and shelving, double radiator, exposed wooden beams.

Family Bathroom

5'8" x 5'7" (1.73 x 1.72)



Obscured window to rear aspect, suite comprising of panelled bath with hinged glazed shower screen and electric Triton shower over, part tiled, wash hand basin with storage beneath, concealed cistern w/c, part tiled, heated towel rail, wood effect flooring.

Bedroom Two/Study

14'0" x 12'0" (4.28 x 3.66)



Double doors with matching side panels to rear garden, uPVC double glazed window to side aspect enjoying pleasant views, double radiator, a range of built in storage cupboards, one with wooden shelving for linen and housing hot water tank.

Bedroom Three

9'10" x 8'1" (3.01 x 2.48)



uPVC double glazed window to front aspect enjoying pleasant views over the garden and countryside, double radiator, exposed wooden beam, storage cupboard with hanging rail.

Second Floor Landing

10'5" x 8'3" (3.18 x 2.54)



uPVC double glazed window to side aspect, access to roof space, exposed wooden beams, storage cupboard, door to

Bedroom Four

16'2" x 8'4" (4.94 x 2.55)



uPVC double glazed window to front aspect again enjoying the views across the countryside, storage cupboard, further built in storage cupboards with hanging rail, vanity sink with chrome mixer tap, wall lights, wall mounted electric panel heater.

OUTSIDE



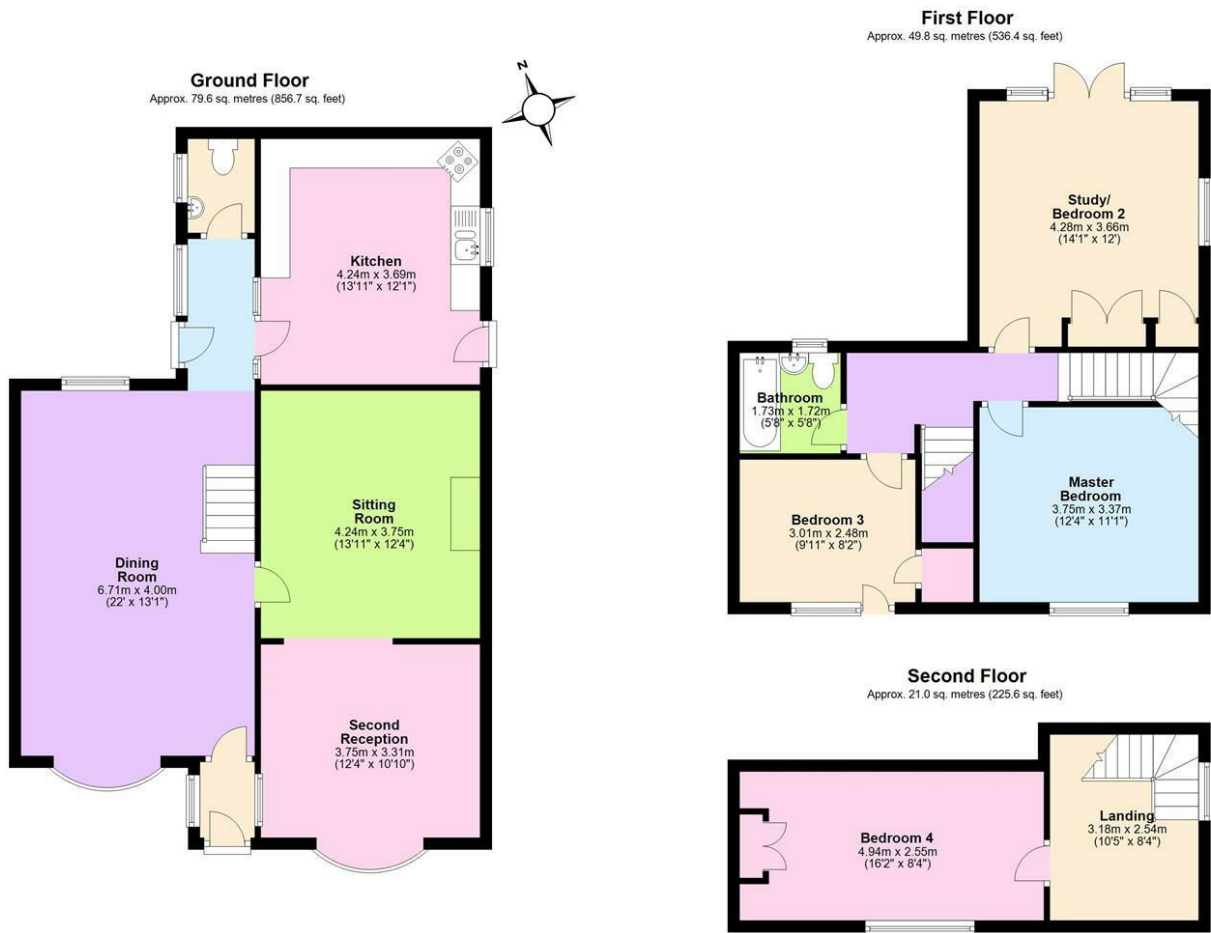
The FRONT of the cottage has a DETACHED SINGLE GARAGE with electric up and over door with remote control, a paved area provides off street parking, steps and a pathway lead to the front door, the remainder of the garden is laid mainly to well stocked deep borders

containing a mixture of trees with mature plants and shrubs. The majority of the garden contains herbaceous perennials providing a riot of colour in the spring and summer. There is a small area laid to lawn with access to the rear of the property up the side via a pathway. The front garden is enclosed by stone walling and an evergreen laurel hedge. The REAR garden has a courtyard area with access to a store room with power connected (currently housing a chest freezer and tumble drier) with storage cupboards and shelving. There are further mature trees including fruit trees, ash and hazelnut. A wooden shed is also included in the sale. There is also an area for seating. The rear garden benefits from bordering onto open fields. There is also a good sized vegetable garden NB There is potential for investigation to see if this area could be used as a building plot.

Directions

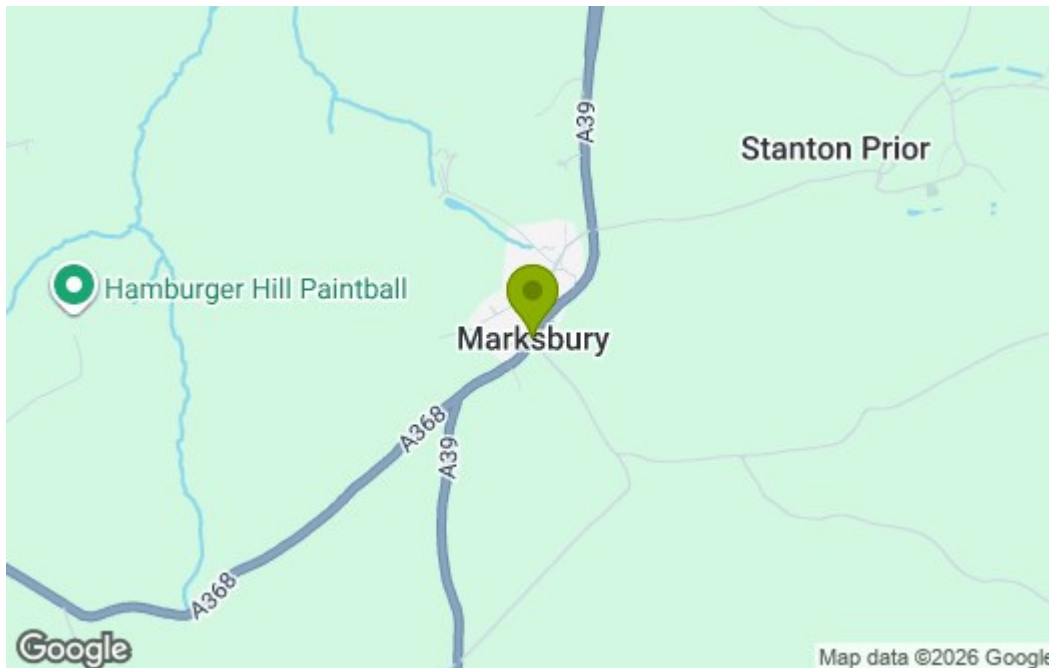
Satnav BA2 9HR

Floor Plan



Total area: approx. 150.4 sq. metres (1618.7 sq. feet)
35 Marksbury Bottom, Bath

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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