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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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143 Monksdale Road, Bath, BA2 2JD

£375,000

A beautifully presented three bedroom home in a delightful location with open views to the front and a wrap around garden.

▪ Open aspect views to the front ▪ Set back from the road ▪ Wrap around tiered garden ▪ Well presented home ▪ Spacious L shaped lounge diner ▪ Separate snug ▪ Oldfield Park train station 0.7 miles

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RICS

143 Monksdale Road, Bath, BA2 2JD

A beautifully presented three bedroom home with open views to the front across the allotments and a wrap-around, tiered garden offering multiple seating areas and a private, landscaped space. The property is finished to a high standard throughout.

The ground floor features a light and spacious L-shaped sitting/dining room, a modern kitchen and a separate snug, while the first floor comprises three bedrooms and a bathroom.

The garden is a particular highlight, with a front lawn, mature tree, side and rear patios, decked areas, stone-chipped sections and thoughtfully planted shrubs, creating a secluded and versatile outdoor space.

Conveniently located, the property is just a 15-minute walk from Oldfield Park train station, with local amenities and schools close by. A rare opportunity to acquire a well-presented home in a desirable location, with attractive open views and excellent outdoor space.

ENCLOSED ENTRANCE PORCH 1.44 x 1.28 (4'8" x 4'2")
Entry via a modern contemporary front door with three glazed panels. Double glazed windows to either side of the door, with an additional double glazed window to the side aspect, allowing plenty of natural light. Radiator and laminate flooring. Door leading to a very useful coat cupboard measuring approximately 1.33m x 1.21m, with a high-level boxed area housing the gas meter.

HALLWAY
Entry via double glazed French doors leading into the room, with laminate flooring and a radiator. Staircase rising to the first floor.

SITTING / DINING ROOM 4.21 narrows to 2.81 x 5.56 narrows to 3.05 (13'9" narrows to 9'2" x 18'2" narrows to 10'0")
A lovely, light and bright L-shaped room with double-glazed windows to the front, rear and side aspects, allowing natural light to flood in. The front aspect offers open views across to the allotments. Laminate flooring. An electric feature fireplace with wood surround and mantle, set on a black hearth, provides an attractive focal point to the room. Coved ceiling. Two ceiling lights and two radiators.

KITCHEN 3.05 x 2.93 (10'0" x 9'7")
Double glazed window to the rear overlooking the garden. A range of modern wall and base units with cupboards and drawers provide good storage. Laminate worktops with an inset one-and-a-half bowl stainless steel sink with mixer tap. Built-in four-burner gas hob with oven below and stainless steel cooker hood above. Tiled splashbacks and wine rack. Useful understairs cupboard with space and plumbing for a washing machine and additional shelving to one side.

SNUG 2.35 x 0.98 (7'8" x 3'2")
Double glazed windows to the rear and side aspects, with a double-glazed door leading out to the garden. Laminate flooring, wall light and radiator.

UPSTAIRS

LANDING
Double glazed window to the rear. Loft access.

BEDROOM 2.98 x 2.58 (9'9" x 8'5")
Double glazed window to the front aspect. Storage cupboard and radiator.

BEDROOM 4.29 x 2.99 (14'0" x 9'9")
Two double glazed windows with open views to the distance. Cupboard housing the Vaillant combi boiler. Radiator.

BEDROOM 2.81 x 2.48 (9'2" x 8'1")
Double glazed window and radiator.

BATHROOM
Double glazed frosted window. Three piece white suite comprising pedestal wash basin, toilet and panel bath with electric shower over. Radiator.

OUTSIDE

FRONT GARDEN
Front garden laid mainly to lawn with a pathway leading to the front door and a mature tree. A side gate provides access to the side and rear garden.

REAR / SIDE GARDEN
Due to its position, the garden offers a side area laid to patio, providing a great seating space, with a further decked area currently housing a hot tub (not included in the sale) and a stone-chipped section. The rear garden has been landscaped and tiered, featuring a raised decking area, ideal for seating, with an additional patio and stone-chipped section beyond, planted with shrubs and greenery, creating a lovely, secluded space.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. bath and North East Somerset
Services. All mains services connected.
Broadband 1000mps Source Ofcom
Mobile phone. EE O2 Three Vodafone. All good outdoor coverage. Source Ofcom

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