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11 Cameley Green, Twerton, Bath, BA2 1SA



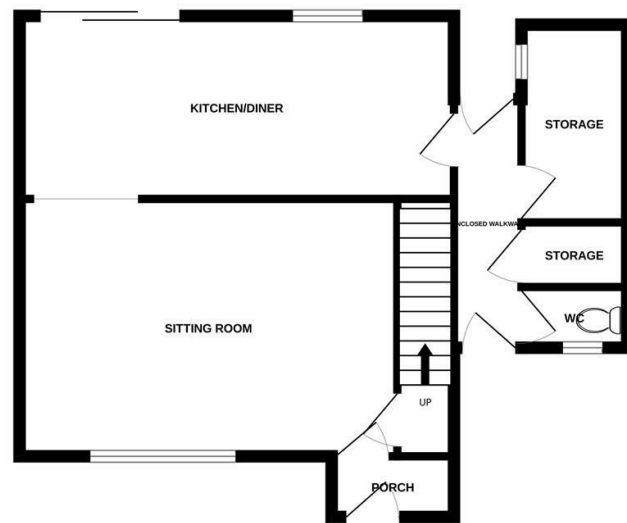
£300,000

A delightful semi detached light bright home in a pretty location with green areas surrounding the home and a lovely garden to the rear and parking spaces.

- Semi Detached House
- Three Bedrooms
- Excellent Gardens
- Parking Spaces
- Cul-de-sac location
- Lovely open spaces
- Gas centrally heated
- Lovely light bright house

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

GROUND FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 11 Cameley Green, Twerton, Bath, BA2 1SA

An attractive looking Semi-detached property, which is very well presented providing an excellent family home.

The property is settled within a development surrounded by green and boasts far reaching views to the rural surroundings. A very affordable home that allows access into Bath with ease as well as the surrounding towns and villages.

The accommodation comprises; an entrance porch, a tastefully decorated sitting room with the wide windows allowing the light to flood in and is open to the rear the kitchen dining room which overlooks the rear garden and has ample storage space. To the other side of the kitchen, you enter into the storage area and toilet. The enclosed walkway gives access to the rear garden.

The first floor offers a modern bathroom with a white suite and tiled walls plus three sizeable bedrooms. Two of which have fitted storage cupboards.

Externally the front garden is well kept and laid to lawn. The rear garden is delightful with a hedge border, mainly laid to lawn, plus there is a decked area for seating immediately to the rear of the house.

The views towards Newton St Loe, Kelston and beyond can be enjoyed from the rear of the property. The final bonus with this property is there is off street parking parking, for two cars.

Twerton village is located south of the river in Bath. It offers a convenient location offering a range of shopping facilities, including a chemist, café, bakery, take away, hairdressers and mini supermarket. The local schools include Twerton Infants and St Michaels School.

## **PORCH 1.76 x 0.84 (5'9" x 2'9")**

Entry is through a uPVC front door featuring frosted glass, complemented by a double-glazed side window that allows in natural light while maintaining privacy.

## **SITTING ROOM 5.43 x 3.70 (17'9" x 12'1")**

A lovely, light filled room thanks to a large double-glazed window. The space features laminate flooring, with an understairs cupboard providing useful and practical storage.

## **KITCHEN DINER 6.40 x 2.63 (20'11" x 8'7")**

A great open plan space spanning the rear of the property, offering views of the garden through a double glazed window and direct access via double glazed patio doors.

The kitchen comprises a range of cream fronted wall and base units with grey laminate worktops, along with a grey inset sink fitted with a mixer tap. Integrated appliances include an oven, four burner gas hob, stainless steel cooker hood, dishwasher, and fridge freezer, with additional space and plumbing for a washing machine.

This ideal family layout also comfortably accommodates a dining table.

## **SIDE OF PROPERTY**

Directly outside a door from the kitchen is an enclosed walkway providing access to several useful additional spaces. There is a storage room measuring 2.82m x 1.43m, which benefits from power and a double glazed window.

A further room 1.52m x 0.92m) houses the Worcester boiler, and there is also a cloakroom measuring 1.39m x 0.89m, fitted with a toilet and a double glazed window.

## **LANDING**

Double glazed side window and loft access.

## **BEDROOM 3.70 x 3.24 (12'1" x 10'7")**

Double glazed window to the front aspect, built-in cupboards, and a radiator.

## **BEDROOM 4.10 x 2.62 (13'5" x 8'7")**

Double glazed window with a rear aspect. Radiator. Store cupboard.

## **BEDROOM 2.65 max x 2.80 max (8'8" max x 9'2" max)**

Double glazed window. Radiator. Over stair cupboard.

## **SHOWER ROOM**

The bathroom includes a spacious shower with a glass door and an electric shower, a white vanity sink, and a white enclosed coupled toilet. Laminate flooring and a heated towel rail add both style and functionality.

## **OUTSIDE**

### **FRONT**

A small lawned area sits at the front of the property, with a pathway leading up to the front door.

### **REAR GARDEN**

An expansive decked area offers ample space for outdoor dining, perfect for alfresco meals, and additional space for seating ideal for entertaining or simply relaxing. The remainder of the generous garden is mainly laid to lawn and is enclosed by fencing and a wall. A pathway at the rear of the garden leads to a parking area with space for two cars.

## **TENURE**

Freehold

## **COUNCIL TAX**

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is A. 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

Mobile phone. EE O2 Three Vodafone. All good outdoor signal

Broadband. Ultrafast 1000mps

Non Standard construction. Please speak to your mortgage advisor

