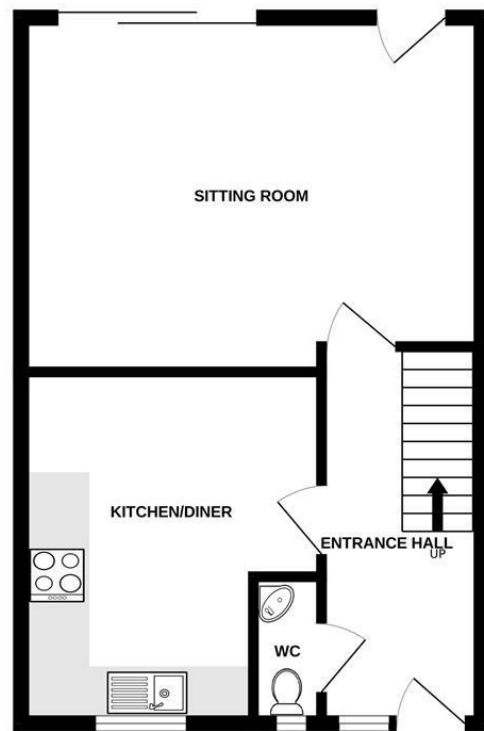


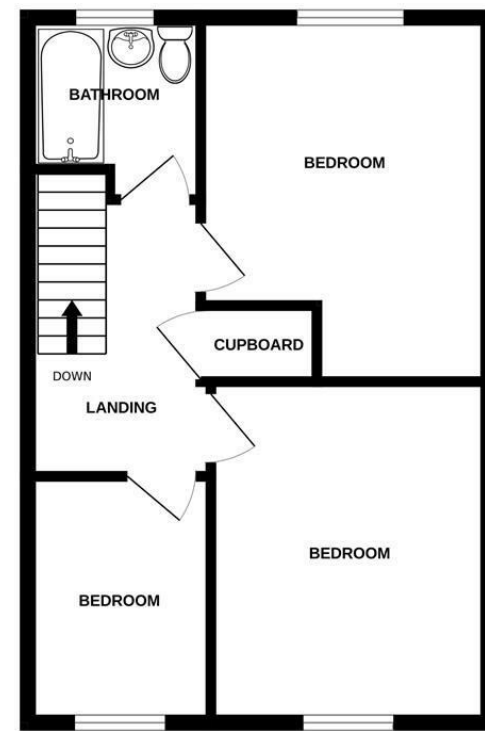
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 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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113 Winsbury View, Marksbury, Bath, BA2 9HP



Offers In Excess Of £300,000

A great terraced three bedroom home well located within the village and is offered with no onward chain

- Well located within the village
- Offered with no onward chain
- Low maintenance rear garden
- Three bedrooms
- Spacious sitting room
- Downstairs cloakroom
- Neutrally decorated
- Practical kitchen with space for a table
- Well positioned for access to Bristol 10 miles and Bath 6.9 miles Wells 14 miles

113 Winsbury View, Marksbury, Bath, BA2 9HP

A delightful light and bright terraced home situated in the charming village of Marksbury. Ideally positioned within the village, the property enjoys a peaceful setting away from the main road.

Accessed via a shared pathway, the home opens into a spacious and welcoming hallway. The interior is neutrally decorated throughout, creating a fresh and versatile living space. To the front of the property, the kitchen offers ample storage and space for a dining table, making it both practical and sociable. To the rear, a light-filled and generously sized sitting room overlooks the garden, providing a relaxing space to unwind.

Upstairs, the first floor comprises three well proportioned bedrooms along with a neatly presented family bathroom.

The rear garden has been designed for low maintenance and features a brick-built shed, ideal for storing garden furniture, bicycles, or additional equipment.

This is a truly appealing home and is offered with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.

Nestled in the gently rolling Somerset countryside just a few miles southwest of Bath, Marksbury is a quintessential English village. Surrounded by green fields, hedgerows, and farmland, it offers a peaceful rural lifestyle while remaining conveniently close to nearby towns and the city of Bath.

Nestled in the gently rolling countryside of Somerset, just a few miles southwest of Bath, Marksbury is a small, traditional English village that captures the quiet charm of rural life. Surrounded by green fields, hedgerows, and farmland, it offers a peaceful retreat while remaining conveniently close to larger towns and cities.

At the heart of the village stands the historic St Peter's Church, a striking medieval building with a distinctive tower that has served as a focal point for the community for centuries. Its architecture and setting reflect the deep rooted history of the area, with Marksbury itself dating back to at least the Domesday Book.

The village is primarily residential, made up of a mix of period cottages, farmhouses, and more modern homes. Agriculture has long shaped the character of the area, and the surrounding land is still actively farmed, contributing to the tranquil and scenic landscape.

Despite its small size, Marksbury has a close-knit and welcoming community. Local amenities include a village hall and a well regarded primary school, making it appealing for families seeking a quieter lifestyle. For wider services, residents often travel to nearby towns such as Keynsham or Bath.

Marksbury also benefits from its proximity to major routes, including the A39, providing easy access to Bristol and the surrounding region. This makes it an attractive location for commuters who want to balance rural living with urban convenience.

ENTRANCE HALL

Entry via a uPVC door with a frosted glass panel, complemented by a further double glazed frosted window to the side, allowing for natural light while maintaining privacy. The hallway features a neutral tiled floor. A staircase rises to the first floor, with a useful storage cupboard beneath and an additional open space suitable for a variety of uses.

CLOAKROOM 1.62 x 0.73 (5'3" x 2'4")

Double-glazed frosted window providing natural light and privacy. Fitted with a corner wall mounted wash hand basin and a low level WC, complemented by a wooden shelf above for additional storage. Finished with tiled flooring.

KITCHEN DINER 3.91 x 3.40 narrows to 2.59 (12'9" x 11'1" narrows to 8'5")

Double glazed window to the front aspect. Fitted with a range of wood effect wall and base units, complemented by black worktops and tiled upstands. Integrated oven with electric hob, stainless steel extractor hood, and matching splashback. Space and plumbing are provided for a washing machine, tumble dryer, and fridge freezer. Finished with black tiled flooring and offering ample space for a dining table.

SITTING ROOM 5.33 x 3.93 (17'5" x 12'10")

A lovely, spacious and light filled room featuring double-glazed patio doors, along with an additional double glazed door providing access to the garden. The room is served by two radiators, ensuring comfort throughout.

LANDING

Loft access and a radiator. An airing cupboard houses the hot water tank, providing convenient storage and functionality..

BEDROOM 4.04 x 3.19 (13'3" x 10'5")

Double glazed window with a front aspect. Radiator.

BEDROOM 3.80 x 3.09 (12'5" x 10'1")

Double glazed window with a rear aspect. Radiator.

BEDROOM 2.74 x 2.14 (8'11" x 7'0")

Double glazed window. Radiator.

BATHROOM 2.02 x 2.01 (6'7" x 6'7")

Double glazed frosted window to the front aspect. Fitted with a panelled white bath with shower over and mixer tap, a pedestal wash basin, and a low level WC. Partially tiled walls and vinyl flooring. Includes a chrome heated towel rail and an extractor fan.

OUTSIDE

FRONT

Front garden with hedging and a shared pathway leading to the front door. Stone-chipped area provides a low maintenance and attractive frontage.

REAR GAEDEN

A practical, low maintenance space featuring a patio and pathway leading to the rear gate. Enclosed by a dwarf wall to the left and a fence to the right. Includes a stone-built storage shed, ideal for garden furniture or bicycles.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. 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. Main water and sewerage. Main electric Mobile phone signal EE & Vodafone good outdoor signal O2 & Three variable outdoor signal. Source Ofcom Broadband. Ultrafast 1000 mps. Source Ofcom

