



DAVIES & WAY

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26 Cameley Green, Bath, BA2 1SA



£290,000

COMING SOON - CALL NOW TO GET AN EARLY VIEWING ARRANGED

A beautifully presented tucked away three bedroom semi detached home with an enclosed garden, parking and a garage to the rear.

- A beautifully presented semi detached property
- Generous garden
- Parking space and a garage
- An ideal first purchase or investment opportunity
- Stunning kitchen dining Space
- Well proportioned sitting room
- Separate utility room
- Modern contemporary bathroom suite
- Cloakroom
- Tucked away location



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26 Cameley Green, Bath, BA2 1SA

Located in Twerton Bath, this beautifully presented semi-detached house offers a delightful blend of modern living and serene surroundings. With three well-proportioned bedrooms, this light and bright home is perfect for families or those seeking extra space.

As you enter, you are welcomed into a spacious hallway which leads to a reception room that exudes warmth and comfort. The heart of the home is undoubtedly the contemporary kitchen and dining area, designed to cater to both everyday living and entertaining. The modern bathroom complements the stylish aesthetic throughout the property, ensuring a fresh and inviting atmosphere.

One of the standout features of this residence is the enclosed garden, which provides a private outdoor space for relaxation and recreation. The garden is well proportioned making it ideal for gardening enthusiasts or for children to play safely. Additionally, the property benefits from allocated parking and a garage located at the rear, offering convenience and security for your vehicles.

The inclusion of a utility room and a cloakroom adds to the practicality of this home. The tucked-away location, with a green area in front of the property, enhances the sense of community and tranquillity, making it a perfect retreat from the hustle and bustle of everyday life.

This is a lovely home, combining modern amenities with a peaceful setting. It is an ideal opportunity for those looking to settle in a vibrant area of Bath while enjoying the comforts of a contemporary home.

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.

ENTRANCE HALL

Entry via a uPVC door with frosted glazing. A staircase rises to the first floor with a useful storage cupboard beneath. Radiator.

SITTING ROOM 4.20 x 3.70 (13'9" x 12'1")

Double glazed window to the front aspect. Laminate flooring. Radiator with a white wooden cover. Electric fuel effect fire with a white surround and mantel set on a black hearth. Double glazed panel doors lead through to the kitchen/diner.

KITCHEN DINER

A lovely, light and bright space featuring a double glazed window overlooking the garden, with double glazed patio doors opening directly onto it. There is an excellent range of white wall and base units, comprising cupboards and drawers with laminate worktops over and tiled splashbacks. A stainless steel sink with mixer tap is inset. Appliances include a built in eye level double oven and a five burner gas hob, with space provided for a dishwasher. Vertical white designer radiator. The generous proportions allow ample space for a dining table.

UTILITY ROOM 3.83 max x 2.37 max (12'6" max x 7'9" max)

Double glazed frosted door to the rear garden. Tiled flooring. Floor standing cupboards with worktop over. Worcester combi boiler. Ceiling spotlights. Space and plumbing for a washing machine.

CLOAKROOM 2.37 x 0.87 (7'9" x 2'10")

Double glazed window. Low level WC. Vanity wash hand basin with mixer tap. Tiled flooring. Ceiling spotlights.

FIRST FLOOR

LANDING

Double glazed window with a side aspect. Loft access.

BEDROOM 3.37 x 2.61 (11'0" x 8'6")

Double glazed window to the rear, overlooking the garden. Radiator. Open cupboard with hanging space. Laminate flooring.

BEDROOM 3.17 x 3.60 (10'4" x 11'9")

Double-glazed window with views over open green space. Laminate flooring. Built-in cupboard. Ceiling light with integrated fan.

BEDROOM 2.80 max x 2.63 mmax (9'2" max x 8'7" mmax)

Double glazed window to the front aspect. Radiator. Built in bed.

BATHROOM 2.83 x 1.70 (9'3" x 5'6")

A lovely touch of luxury with a modern, contemporary white three piece suite, comprising a WC, vanity wash hand basin with mixer tap, and a panel bath with shower over, fitted with a glass shower screen and mixer tap. Part tiled walls and laminate flooring. Heated towel rail.

OUTSIDE FRONT

The front has a lovely open feel with a communal green

OUTSIDE REAR

A delightful garden featuring a generous patio, ideal for alfresco dining or an evening glass of wine. A few steps up lead to a lawned area with an additional seating space. A gate to the rear leads to two parking space and a detached garage which has an up and over door.

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  
All mains services connected  
Broadband. Ultrafast 1000mps Source Ofcom  
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom  
The property is of non standard construction

