

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		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

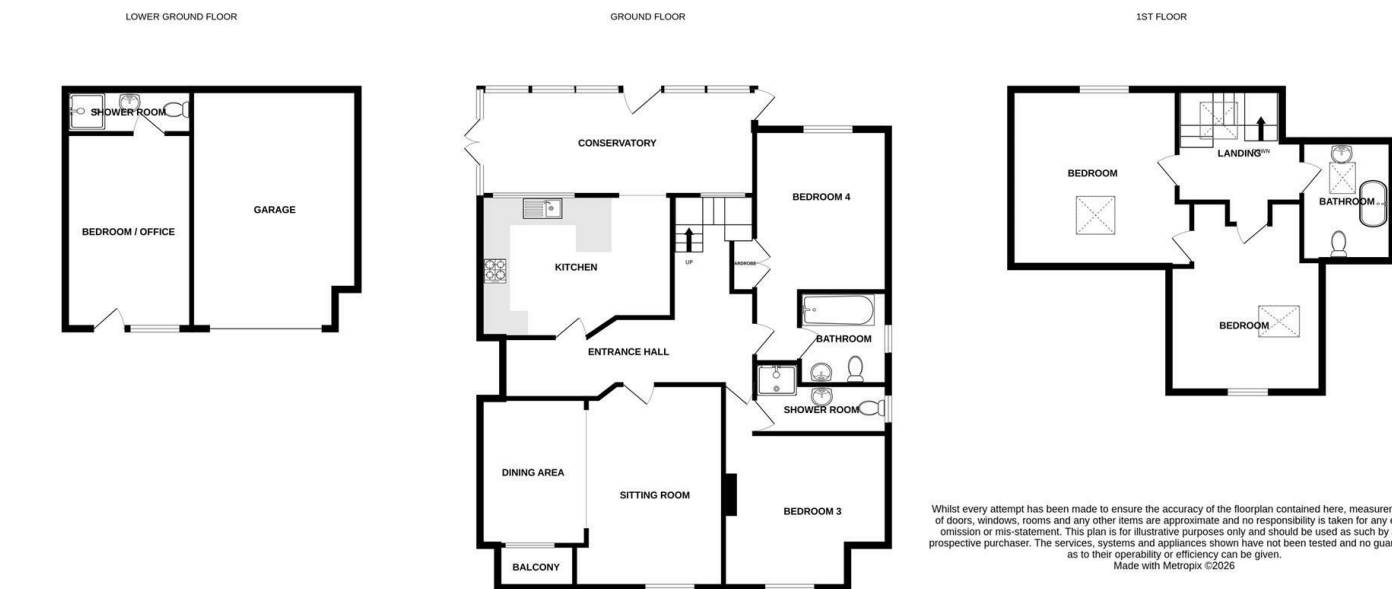
Breconridge 4 Canal View, Camerton, Bath, BA2 0BP



£625,000

A generous family home, laid over three floors, tucked away in a small cul-de-sac within Camerton Village. The property could be ideal for multi-generations or home office usage on the ground floor.

- Detached family home
- Four / five bedrooms
- Sitting room with a balcony and stunning views
- Three ensuites and a family bathroom
- Conservatory
- Front & Rear gardens
- Garage & Driveway
- Cul-De Sac
- Outstanding views of the countryside
- Lovely village location



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

Breconridge 4 Canal View, Camerton, Bath, BA2 0BP

Brecon Ridge, located in the Cam Valley, is a generous family home forming part of a small cul-de-sac of similar ilk properties. You will be spoilt by wonderful countryside views in this hidden area, yet you are on the outskirts of Bath and within easy access to Bristol.

The property built in 2000, has been improved and enlarged creating very comfortable living accommodation. The layout will suit a growing family, maybe multi-generation, with more annex potential or even additional rental income if required.

The entrance level has an oak floored hallway which leads to the light and airy living room with a log burner, large window and even a balcony to maximise the views over the countryside.

The kitchen is modern and full of appliance/storage space, this opens up onto the fabulous conservatory/dining room, again flooded with light overlooking the rear garden.

Along the hallway are two double bedrooms and both have their own en-suite shower or en-suite bathroom.

The top floor offers a bathroom and two further bedrooms with sloping ceiling and windows showcasing the views.

On the ground floor is a further double bedroom with an en-suite shower room, but could be developed further into the adjoining garage next to it.

The rear garden is sectioned up into a secluded seating area with shingle, then a lawn area with a bank to the rear packed full of plants and shrubs. There is also space for a vegetable garden.

Parking as mentioned with a large single garage and driveway allowing up to five cars.

Local facilities include a newsagent, mini supermarket, chemist, post office, cafe, fish & chip shop, doctors and hairdresser in Timsbury (within 1.5 miles). A wider choice of amenities can be found in the market towns of Paulton or Midsomer Norton circa 4/5 miles from the location. Bath city centre park and ride is within 4.6 miles and Bristol and its airport is also situated within 10 & 15 miles of Camerton.

GROUND FLOOR 4.77m x 3.12m (15'7" x 10'2")

BEDROOM 5 / OFFICE 4.77m x 3.12m (15'7" x 10'2")

A double glazed window and door to the front aspect, recessed spotlights, smoke alarm, fitted cupboard, television point, and radiator.

EN SUITE 3.12m x 1.21m (10'2" x 3'11")

Recessed spotlights, extractor fan, low-level macerator WC, pedestal vanity wash hand basin, double shower cubicle with mixer shower over, partially tiled walls, tiled splashbacks, chrome towel radiator, and tiled flooring.

ENTRANCE LEVEL

HALLWAY

Accessed via the storm porch, this area has a double glazed door and window to the side aspect, two radiators, stairs to the first floor and engineered oak flooring.

KITCHEN / BREAKFAST ROOM 4.45m x 3.00m (14'7" x 9'10")

The room has two openings to the rear aspect, a range of wall and base units with tiled splashbacks and quartz work surfaces, including a breakfast bar area, and an inset sink drainer with mixer tap. There are a range of integral appliances, including a double oven and five-ring induction hob with extractor hood over and stainless steel splashback. There is also space for an American style fridge freezer, washing machine, and dishwasher. Finished with a vertical radiator and tiled flooring.

CONSERVATORY 6.43m x 2.57m (21'1" x 8'5")

A double glazed surround and roof, with double glazed sliding doors to the rear aspect, single and French doors to the side aspects, two radiators, and engineered oak flooring.

LIVING ROOM 6.33m max x 4.97m max (20'9" max x 16'3" max)

A double glazed window to the front aspect and double-glazed French doors opening onto a balcony. Coved ceiling, two radiators, log burner with exposed flue, and a television point.

BALCONY

Accessed via the French doors in the living room, with superb views to the front, enclosed by iron railings, laid to decking, and benefitting from outside power points.

BEDROOM1 4.96m to door recess x 3.63m (16'3" to door recess x 11'10")

Double glazed window to the front aspect, textured ceiling, and radiator.

EN SUITE 2.60m x 1.13m (8'6" x 3'8")

An obscure double glazed window to the side aspect, textured ceiling, extractor fan, low level WC, vanity unit with wash hand basin, shower cubicle with thermostatic shower over, aqua wall boards, chrome towel radiator, and vinyl flooring.

BEDROOM 2 3.91m to door recess x 2.88m (12'9" to door recess x 9'5")

A double glazed window to the rear aspect, textured ceiling, radiator, and double wardrobe.

ENSUITE 2.20m x 1.71m (7'2" x 5'7")

An obscure double glazed window to the side aspect, extractor fan, low level WC, vanity unit with wash hand basin, panelled bath, chrome towel radiator, and vinyl flooring.

TOP FLOOR

LANDING

A double glazed window partway up and a double glazed skylight to the rear aspect, exposed wooden beams, and a storage cupboard.

BATHROOM 2.97m x 2.69m (9'8" x 8'9")

A double glazed skylight window to the rear aspect, extractor fan, recessed spotlights, partially tiled walls, panelled bath with shower attachment, low-level WC, vanity unit with wash hand basin, shaving socket, chrome towel radiator, and tiled flooring.

BEDROOM 3 4.45m max x 4.33m max (14'7" max x 14'2" max)

A double glazed skylight window to the front aspect and a double glazed dormer window to the rear aspect, recessed spotlights, radiator, two wall lights, and engineered oak flooring. There is also an access door into Bedroom Four.

BEDROOM 4 4.64m max x 3.67m max (15'2" max x 12'0" max)

A double glazed skylight window to the side aspect and a double glazed oval window to the front aspect (plastic glazing), radiator, television aerial, and engineered oak flooring. There is a passageway door into Bedroom Three.

EXTERNALLY

FRONT GARDEN

With a wall and railing surround, laid to lawn with mature shrubs and bushes. There is a stepped pathway leading to the front door and, in turn, side access to the rear garden.

REAR GARDEN

Enclosed by brick wall, fence and hedge surround, with a side access gate. The lower level is laid to shingle and provides an excellent seating area, while the upper level is laid to lawn with planted borders, leading to a stone-chipped area and gazebo. There is an outside tap, lighting, and power points.

GARAGE

Up-and-over door to the front aspect, with power and light, workbench with sink drainer, and space for a tumble dryer.

DRIVEWAY

Tarmacadam driveway providing parking for up to five cars, with brick walls to the sides.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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 Three variable Vodafone O2 Poor to none Source Ofcom
Broadband. Ultrafast 1000mps Source Ofcom
The property is located within a coal mining reporting area

