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12 Cameley Green, Twerton, Bath, BA2 1SA



Guide Price £300,000

An upgraded Semi-detached property, with an extension, excellent garden, three parking spaces and views out towards Newton St Loe and beyond. An ideal first purchase or investment in the popular area of Twerton.

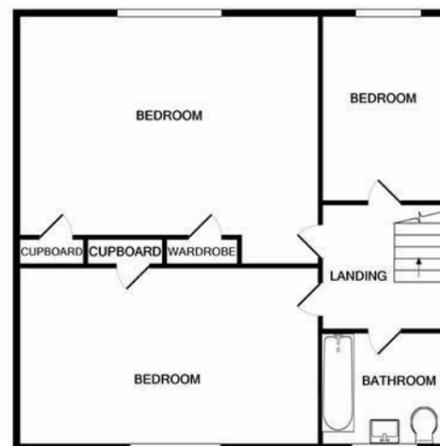
- Semi Detached House
- Three Bedrooms
- Two/Three Receptions Rooms
- Study/Utility Room
- Chain free
- Excellent Gardens
- Parking Spaces
- Cul-de-sac location
- Log Burner
- Gas centrally heated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# 12 Cameley Green, Twerton, Bath, BA2 1SA

An attractive looking Semi-detached property, that has undergone refurbishment, including solid wall insulation, over recent years, as well as extended to the side, providing an excellent family home or investment property.

The property is settled within a development surrounded by green and boast 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; entrance hallway, a tastefully decorated sitting room with the wide windows allowing the light to flood in and comes with a feature log burner and French doors to the rear that can open into the dining room if required. The kitchen overlooks the rear and has ample storage space. This open into the dining room which has a parquet floor. To the other side of the kitchen, you enter into the new extension that offers a study/utility room, cloak room and in rear uPVC porch that 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 laid to planted borders and an area of lawn by the tree. 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 bottom of the garden is a shingle seating area. There is also a Summer House, shed and log store.

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 the parking, bricked paved for two cars and a further space next to it on the road.

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.

## GROUND FLOOR

### HALLWAY

Double glazed obscure door to the front aspect, textured ceiling, smoke alarm, stairs leading to the first floor, radiator and laminate flooring.

### KITCHEN 3.16m x 2.61m (10'4" x 8'6" )

Double glazed window to the rear aspect, a range of wall and base units, tiled splash backs and laminate work surfaces, stainless steel sink/drainer with mixer tap, integral four ring gas hob with an extractor hood over, integral electric oven, space for fridge, dishwasher and laminate flooring.

### DINING ROOM 3.13m x 2.59m (10'3" x 8'5" )

Double glazed window to the rear aspect, radiator, parquet flooring. French doors to the Sitting room.

### SITTING ROOM 4.14m x 3.62m (13'6" x 11'10" )

Double window to the front aspect, French doors leading to the dining room, wood burner with a granite hearth, plumbing for a radiator and television point.

### OFFICE/STUDY 3.08m x 3.47m max (10'1" x 11'4" max)

Two double glazed obscure windows to the front aspect, double glazed obscure door to the rear aspect, wall mounted Worcester boiler, base units with laminate work surfaces, space for washing machine, tumble dryer, fridge/freezer and tiled flooring.

### CLOAKROOM 1.77m x 0.89m (5'9" x 2'11" )

Double glazed obscure window to the rear aspect, low level WC, pedestal wash hand basin, partially tiled walls and tiled floor.

### REAR PORCH 1.65m x 1.75m (5'4" x 5'8" )

Double glazed door to the rear aspect, polycarbonate roofing, wall light and tiled flooring.

## FIRST FLOOR

### LANDING

Double glazed window to the side aspect, loft hatch and smoke alarm

### BEDROOM ONE 3.72m x 3.70m (12'2" x 12'1" )

Double glazed window to the front aspect, radiator and two built in storage cupboards.

### BEDROOM TWO 4.05m x 2.64m (13'3" x 8'7" )

Double glazed window to the rear aspect, radiator and built in storage cupboard.

### BEDROOM THREE 2.80m x 2.64m (9'2" x 8'7" )

Double glazed window to the front aspect, picture rail, dado rail and a radiator.

### BATHROOM 2.15m x 1.66m (7'0" x 5'5" )

Double glazed obscure window to the rear aspect, cove ceiling, travertine partially tiled walls, low level WC with a hidden cistern, vanity unit and wash hand basin, panel bath with mixer shower over, radiator and tiled flooring.

### FRONT GARDEN

Planted border with wood chippings and area of lawn.

### REAR GARDEN

Wooden fence and hedge surround, side access gate, mainly laid to lawn with fruit trees a shrubs, a decked area for seating immediately behind the house, a shingle area to the far corner, summer house, shed, log store and an outside tap.

### PARKING

Laid to block paving and provides space for two cars, There is also on street parking available..

### 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 main services connected Broadband. Ultrafast 1000mps Source Ofcom Mobile phone. EE O2 Three Vodafone outdoors all likely Source Ofcom Steel Framed house. Check with you lender / broker about mortgages BISF

