

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

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

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.



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 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

