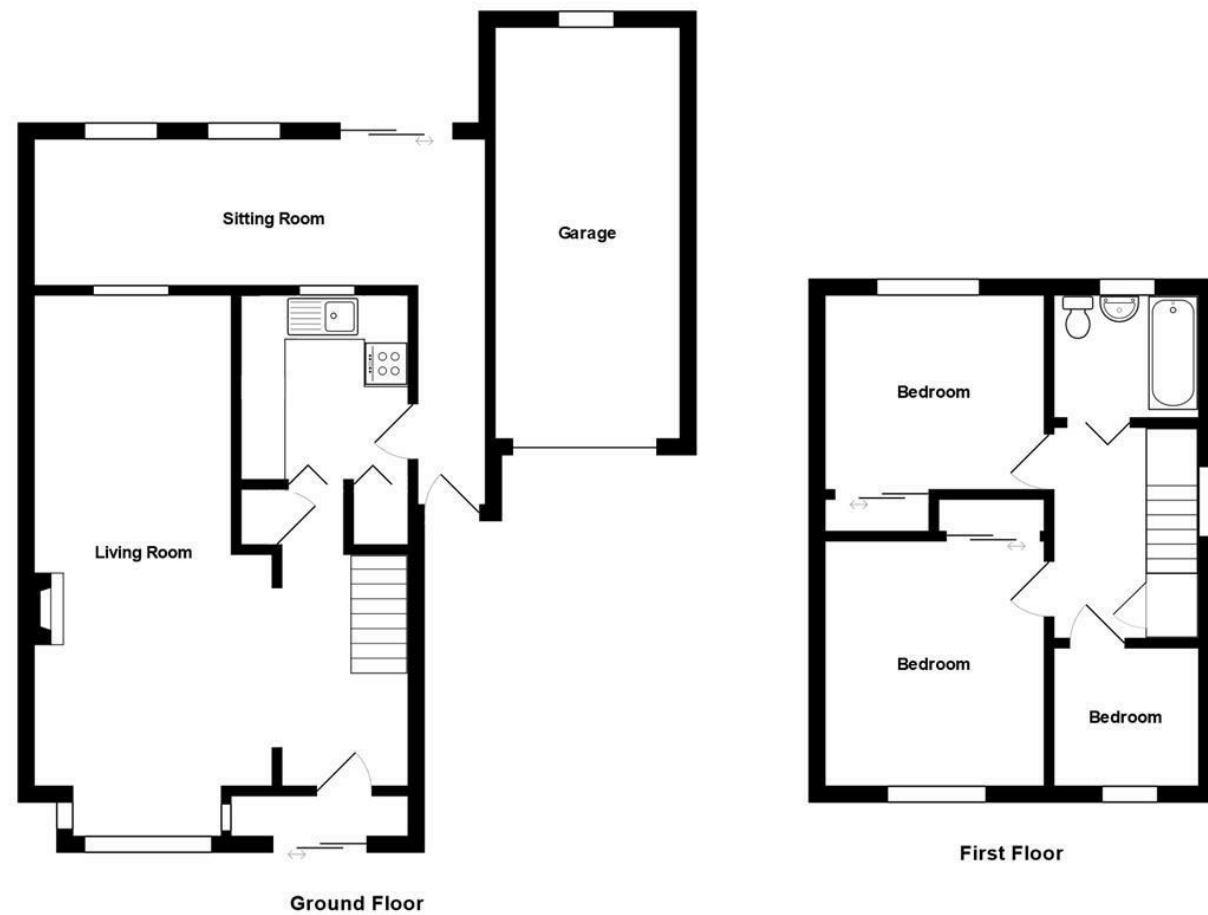


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 91.4 m² ... 983 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

8 Highfield Road, Peasedown St. John, Bath, BA2 8HF



Guide price £315,000

Situated upon an elevated position along a quiet cul-de-sac is this charming Semi-detached house. Boasting wonderful views across the open countryside towards the city of Bath. An ideal family home of good proportions and enjoying a southerly facing rear garden and ample parking.

- SEMI DETACHED HOUSE ▪ LIVING/DINING ROOM ▪ SUNROOM ▪ UTILITY/WC ROOM ▪ THREE BEDROOMS ▪ BATHROOM ▪ SOUTHERLY FACING REAR GARDEN ▪ GARAGE AND DRIVEWAY ▪ WONDERFUL VIEWS FROM ELEVATED POSITION ▪ NO ONWARD CHAIN



www.daviesandway.com
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8 Highfield Road, Peasedown St. John, Bath, BA2 8HF

****NO ONWARD CHAIN****VILLAGE LOCATION***CLOSE TO SHOPS AND PRIMARY SCHOOL****

A semi-detached house, dating back to the 1970's located in a quiet cul-de-sac within Peasedown St John. At an elevated position the property commands a wonderful outlook across the valley of Dunkerton over toward the city of Bath.

The property has been updated and well cared for by the present owners for over 30 years and will suit those looking for a quiet backwater position, with access to the countryside and ease to get to the village amenities or a short commute to the city.

The porch is a nice break from the outside before stepping into the welcoming hallway. The side wall has been opened out drawing you into the generous living room that in turn leads to the dining room. Towards the end of the hallway is the kitchen which has a serving hatch to the dining room as well as access to the side leading into the sun room. Here you can enjoy the sunlight whilst being indoors. To the side is a room for utility appliances, previously a WC and can easily be restored.

The first floor provides three well proportioned bedrooms and a bathroom. There are two double and a single bedroom. The larger two have fitted wardrobes and the main bedroom enjoys a marvellous outlook which you must see. The bathroom is a three piece and in good order.

Externally the vendors have landscaped the gardens. The rear garden is a real sun trap and is laid to patio and shingle with planters, making it low maintenance and gives year round usage.

The front garden follows the same theme and is very pretty with planters full of flowers and a relaxing water feature.

The parking is excellent, with the drive way holding up to four cars and also a single garage.

GROUND FLOOR

PORCH 2.10m x 0.75m (6'10" x 2'5")

Double glazed sliding doors to the front aspect, a double glazed window to the side aspect and tiled flooring.

HALL

A double glazed obscure door and window to the front aspect, textured ceiling, stairs leading to the first floor with an under stairs cupboard, boiler cupboard housing a floor mounted Worcester boiler,(service on 31/10/22) radiator and a laminate floor. Opens into the living room

LIVING/DINING ROOM 7.49m x 3.31m (24'6" x 10'10")

A double glazed window to the front aspect and a single glazed window to the rear aspect, textured and covered ceiling, a feature fire place with wooden surround and an electric fire, serving hatch from the kitchen into the dining room, a television and telephone point.

KITCHEN 2.61m x 2.63m (8'6" x 8'7")

A single glazed window to the rear aspect, and a door to the side aspect, a range of wall and base units with tiled splash backs and laminate work surfaces, a stainless steel one and a half bowl sink/drain unit with mixer taps, space for a cooker, dishwasher and fridge. A pantry cupboard with shelving, heating control panel and vinyl floor.

SUN ROOM 5.31m max x 5.10m max | shaped (17'5" max x 16'8" max | shaped)

Two double glazed windows and a double glazed sliding door to the rear aspect, obscure double glazed door to the front aspect, wall light, television point, radiator and vinyl flooring.

UTILITY/WC ROOM 1.86m x 0.81m (6'1" x 2'7")

A double glazed window to the rear aspect, plumbing for a washing machine and space for a tumble dryer, and vinyl flooring. (there is a plumbing in place from prior as a WC and wash hand basin.

FIRST FLOOR

LANDING

A double glazed window to the side aspect, loft hatch and an airing cupboard with a tank and shelving.

BEDROOM ONE 3.41m x 3.04m (11'2" x 9'11")

A double glazed window to the front aspect, radiator, telephone point and a fitted double wardrobe with sliding doors.

BEDROOM TWO 3.04m x 2.71m (9'11" x 8'10")

A double glazed window to the rear aspect, radiator and a fitted double wardrobe with sliding doors.

BEDROOM THREE 2.00m x 1.93m (6'6" x 6'3")

A double glazed window to the front aspect and a radiator.

BATHROOM 2.02m x 1.67m (6'7" x 5'5")

An obscure double glazed window to the rear aspect, a low level WC, pedestal wash hand basin, panel bath with a shower attachment and a mixer shower over, partially tiled walls, radiator and vinyl flooring.

EXTERNALLY

REAR GARDEN 8.83m wide (28'11" wide)

Enclosed by a wooden fence and wall surround. Terraced and laid to patio with shingle borders, wooden planters, an out side tap, light and storage shed.

FRONT GARDEN

A hedge border to one side, laid to shingle with a water feature.

GARAGE AND DRIVEWAY 5.50m x 2.57m (18'0" x 8'5")

An up and over door to the front aspect, a single glazed window to the rear aspect, power and light. The driveway is laid to concrete and can accommodate three to four cars.

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

TENURE

The property is Freehold

