



 **@Home**
ESTATE AGENTS

£244,750

Energy Efficiency Rating: C

Foxhills Close, Radstock, Bath

An excellent opportunity has arisen to purchase this spacious 3 bedroomed, mid terraced family home built in 2018 by Messrs Linden Homes. The property is offered with no onward chain, the balance of a 10 year NHBC warranty and off road parking for 2 cars. An early inspection is advised.



An excellent opportunity has arisen to purchase this spacious 3 bedroomed family home built in 2018 by Messrs Linden Homes with no onward chain and the balance of a 10 year NHBC warranty. The accommodation briefly comprises of: Entrance hall, cloakroom, lounge, kitchen/diner, master bedroom with en-suite, 2 further bedrooms and house bathroom. Outside there is designated off road parking spaces for 2 cars together with a neat south facing rear garden. The further benefits include gas central heating, double glazing throughout and open aspect to the rear. An early inspection is highly recommended.

Entrance Hall:

Entered via front door with double glazed panel, central heating thermostat, coat hanging area, stairs raising to first floor landing, radiator, doors to lounge and kitchen and door to:

Cloakroom:

White suite of low flush WC, wash hand basin with mixer tap, radiator, double glazed window to front aspect.

Lounge:

Double glazed French doors to rear garden with double glazed side panel, TV point, radiator, large under stairs cupboard.

Kitchen/ Diner:

1 ½ bowl single drainer stainless steel sink unit with swan neck mixer tap over, full range of white base level cupboards and draws and matching wall units, fitted work surfaces, inset Indesit 4 ring gas hob with matching fan assisted Indesit electric oven below, fitted extractor

fan, plumbing for washing machine, space for fridge freezer, cupboard housing Ideal Logic gas combination boiler, double glazed window to front aspect, dining area with radiator.

First Floor Landing:

Access to loft, painted balustrade, over stairs store cupboard and doors to:

Master Bedroom:

Double glazed window to rear aspect enjoying open views, radiator, tv point, door to:

En-Suite:

Walk in shower cubicle with electric shower, white low flush WC, wash hand basin, radiator, extractor fan, tiled splashbacks.

Bedroom Two:

Double glazed window to front aspect, radiator.

Bedroom Three:

Spacious single bedroom with double glazed window to rear aspect again enjoying open views, radiator.

Bathroom:

White suite of panelled bath with mixer tap and shower attachment, low flush WC, wash hand basin, radiator, tiled splashbacks, extractor fan, double glazed window to front aspect.

Parking:

Designated off road parking for two cars to the front of the property.

Front Garden:

Small gravelled area with mature lavender bushes.

Rear Garden:

Neat rear garden laid to lawn with patio area, shingled area to the rear, solid timber fencing to three sides and path with gate giving rear access.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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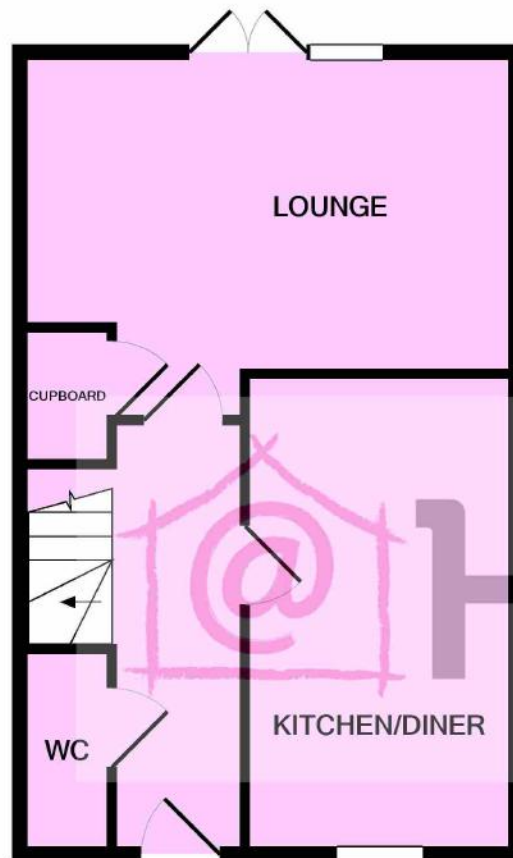
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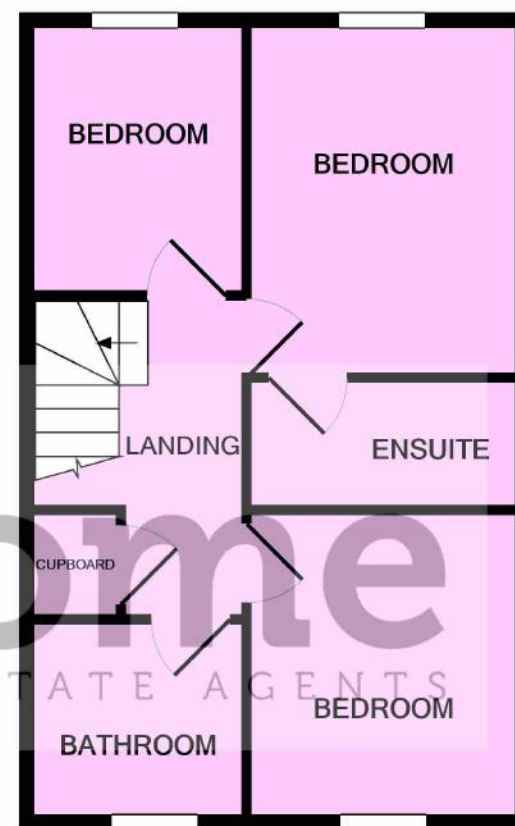
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GROUND FLOOR



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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