

£300,000

Energy Efficiency Rating: C

Haycombe Drive, Bath. BA2 1PN.

Home Estate Agents of Bath are pleased to bring to the market, this immaculately presented, 3 bedroom semi detached family home situated in an elevated position with far reaching views of Newton St Loe. The property is currently let, so would either suit another investor or residential purchaser. An early inspection is essential to view this no onward chain, substantial stone property.









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The spacious accommodation briefly comprises: Entrance Hall, through lounge/diner, fitted kitchen, shower room and utility room. Upstairs there are three good sized bedrooms together with a large modern bathroom.
The further benefits include gas central heating, double glazing, super Newton St Loe views to the front, flat lawned garden to the rear with an open 'green' area behind.
An early inspection is essential to view this no onward chain substantial stone property.
Phone 01225 463006 to arrange an appointment.

Entrance Hall
Entered via replacement front door, understairs cupboard, stairs rising to first floor landing, radiator, central heating thermostat, cloaks cupboard.

Lounge/Diner: 5.73m x 3.28m
Double aspect room with double glazed window to front aspect, fitted shelving, double panel radiator, TV point, fitted cupboard, glazed door to:-

Conservatory: 5.63m x 1.90m
Double glazed conservatory with fitted water, waste and power, tiled flooring, double glazed double doors to rear garden.

Kitchen: 3.93m x 2.53m
Modern fitted kitchen with single drainer stainless steel sink unit with range of base level and wall units, fitted work surfaces, tiled splashbacks, laminate flooring, plumbing for dishwasher, gas cooker point with glass splashback and extractor fan, radiator, recessed areas with work surfaces, ideal for storage etc, cupboard housing gas Potterton combi boiler serving central heating and hot water, double glazed window to rear aspect and double glazed door to side.

Wet Room: 1.93m x 1.60m
Walk in shower cubicle with electric shower, white low flush WC with corner wash hand basin with mixer tap and cupboard under, chrome towel radiator, extractor fan, double glazed window to front aspect.

Utility Room
Plumbing for washing machine, half tiled walls, fitted work surfaces, wooden flooring, double glazed window to side aspect.

First Floor Landing
Painted balustrade, radiator, double glazed window to front aspect enjoying far reaching views, access to loft, door to:-

Bedroom: 4.29m x 2.78m
Double glazed window to rear aspect with views of rear garden and open 'green' behind, radiator, fitted wardrobe.

Bedroom: 3.00m x 2.82m
Double bedroom with radiator and double glazed window to rear aspect.

Bedroom: 3.26m x 2.86m
Double glazed window to front aspect, again enjoying far reaching views, fitted cupboard.

Bathroom: 3.26m x 1.97m
Spacious room with modern white suite of shower bath with mixer shower over, glass splash screen, wash hand basin with mixer tap, low flush WC, tiled splashbacks, shaver socket, chrome towel radiator, extractor fan and double glazed window to front aspect.

Front Garden
Mature front garden with established hedging to the front, lawned area, ornate archway, rockery and steps to front door. Gated side access to:-

Rear Garden
Mainly laid to lawn with decked patio area, mature trees and hedging, path to rear.

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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