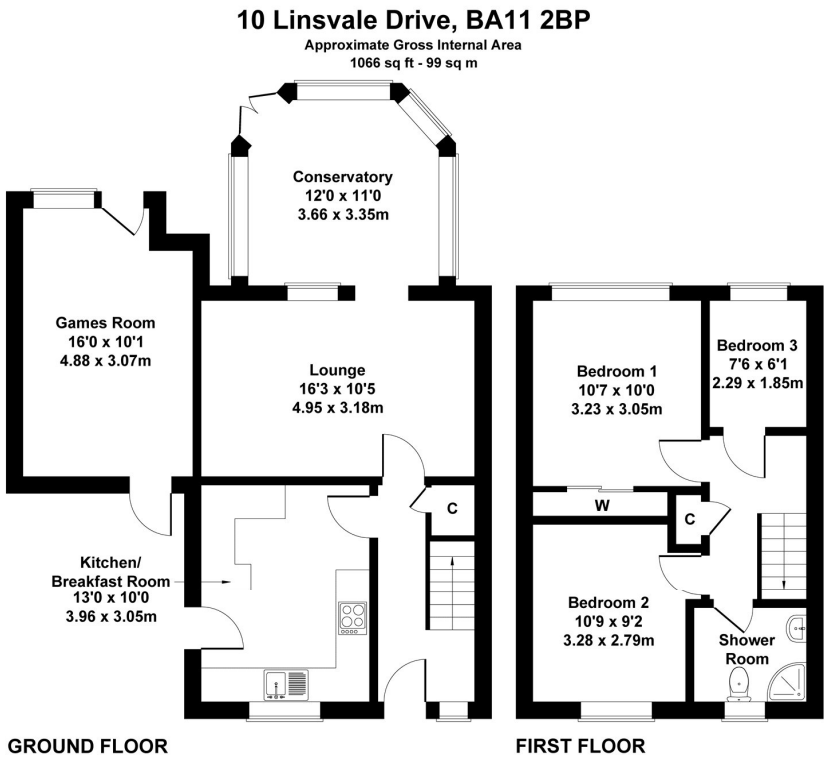




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Directions: From our offices in the Market Place proceed to the top of North Parade, turning right into Berkley Road. Carry straight across the crossroads continuing along this road and turning right into Whitestone Road, a the junction with Wyeville Road turn right and then immediately left into Linsvale Drive and the property will be found on the right hand side.

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Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

*Enjoying a cul-de-sac location on the Bath side of the town this three bedroom semi-detached house has an enclosed south-facing rear garden*Off-road parking to the front together with a garage which has been converted into a hobbies room/den*Fitted kitchen with a Range cooker and full-length fridge and separate full-length freezer*Conservatory in addition to the original living room*No onward chain.

Situation: The property lies within this mature cul-de-sac on the Bath side of the town very close to the Hayesdown First School and Selwood Middle School. The town centre lies approximately one mile and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: This three-bedroom semi-detached house has UPVC sealed double glazed windows and gas-fired central heating to radiators. The kitchen has a stylish range of white high-gloss fitted units and incorporates a large Range cooker and full-length fridge and freezer. A conservatory provides an additional reception room and in turn access on to an enclosed south-facing rear garden which is mainly paved for ease of maintenance. This family home is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a panelled front door and an obscure double glazed side panel, staircase rising to the first floor, understairs storage cupboards and door to:

Kitchen/Breakfast Room: 13'0" x 10'0" With a range of white high-gloss fitted units with contrasting worksurfaces comprising a one and a half bowl, scratch resistant sink with Monobloc mixer tap, adjacent worksurfaces with drawers and cupboards beneath and incorporating a large Range cooker with a seven-ring hob, space and plumbing for a washing machine and dishwasher. Integrated fridge and freezer, radiator, double glazed window to the front and a half-glazed stable door to the side.

Lounge: 16'3" x 10'5" With a radiator and double glazed sliding patio doors to:

Conservatory: 12'0" x 11'0" Of hardwood construction on low brick walls and with double glazed windows and double, sealed double glazed French doors onto the rear garden.

First Floor:

- **ENTRANCE HALL, KITCHEN/BREAKFAST ROOM, LOUNGE, CONSERVATORY, LANDING, THREE BEDROOMS,**
- **BATHROOM, PARKING, GARAGE/DEN,**
- **ENCLOSED SOUTH-FACING REAR GARDEN**

Landing: With access to an insulated roof space and airing cupboard with slatted shelves and a factory-lagged hot water cylinder. Doors to:

Bedroom One: 10'7" x 10'0" With a radiator and a double glazed window to the rear and built-in wardrobes.

Bedroom Two: 10'9" x 9'2" With a radiator and a double glazed window to the front.

Bedroom Three: 7'6" x 6'1" With a double glazed window to the rear.

Shower Room: With a tiled shower enclosure with a thermostatic shower, low level WC, wash basin, radiator and an obscured double glazed window to the front.

Outside: To the front of the property is a concreted area of hardstanding adjacent to which is a further gravelled area of hardstanding. The driveway in turn leads to the former single garage which measures approximately 16' by 10'1" and incorporates a door to the front, wall tiling, a gas-fired boiler supplying domestic hot water and central heating to radiators, double glazed windows and part-glazed door to the rear.

The Rear Garden: Measures approximately 36' in length by 27' in width and comprises a large paved area, raised flowerbeds, a small lawn and a wooden garden shed. The garden enjoys a good degree of privacy and has a southerly aspect.

Viewing by appointment through the selling agents McAllisters: 01373 453592

