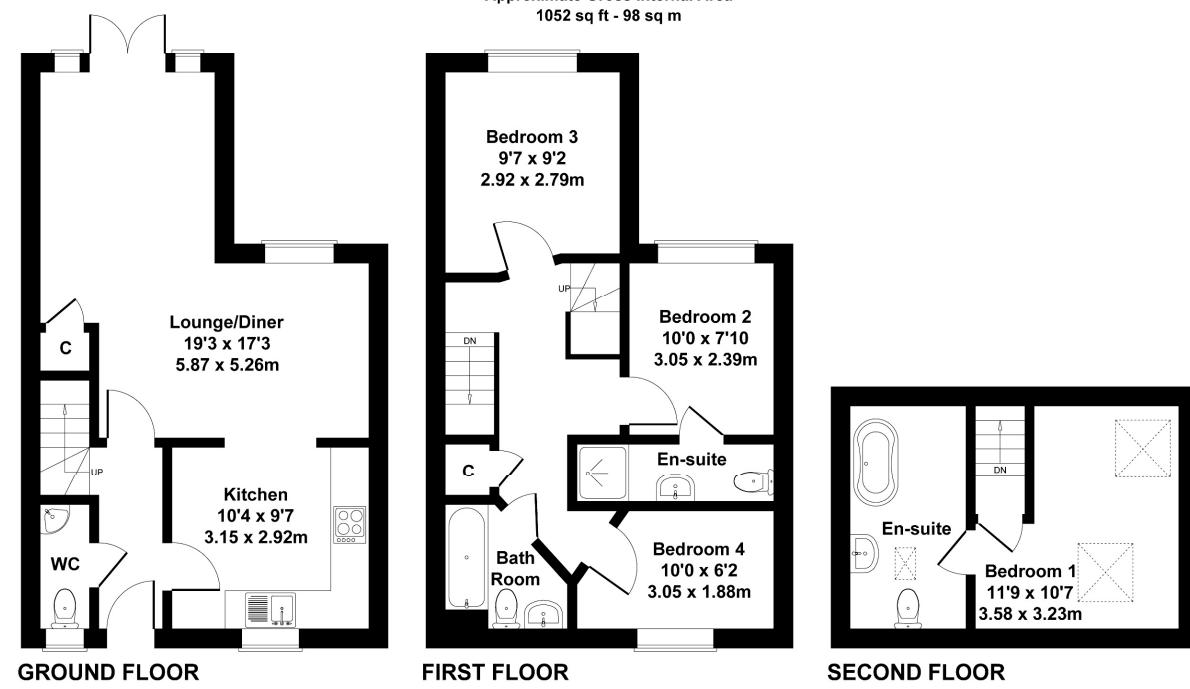


### 35 Ellworthy Ct, BA11 5HT

Approximate Gross Internal Area  
1052 sq ft - 98 sq m



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 Bath Street and at the roundabout turn left into Christchurch Street East. Over the next roundabout, through the traffic lights and then turn left into New Road and then left again into Ellworthy Court, bearing to the right where the property will be found on the left hand side.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

#### 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.

**\*A four-bedroom, three-storey modern house\*Open plan dining/living room with French doors onto an enclosed rear garden\*Second floor principal bedroom with ensuite bathroom\*Single garage and parking space with a side personal door from the garden\*No onward chain. Price Guide £300,000 - £310,000.**

**Situation:** The property lies on the eastern outskirts of the town close to the railway station and the Asda superstore and approximately three quarters of a mile from the town centre which 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:** Built by Bellway Homes this four-bedroom modern house has a later loft conversion to create a principal bedroom with ensuite bathroom. To the first floor there are two double and a single bedroom together with a family bathroom. The ground floor accommodation is mainly open plan and incorporates a fitted kitchen leading through to a dining and living room with French doors onto a compact enclosed rear garden. The property requires complete redecoration to create a comfortable family home which is sold with the benefit of no onward chain.

**Accommodation:** All dimensions being approximate.

**Entrance Hall:** With a panelled front door, staircase rising to the first floor, radiator and door to:

**Cloakroom:** With a low level WC, washbasin, radiator and an obscured double glazed window to the front.

**Kitchen/Breakfast Room:** 10'4" x 9'7" With a range of fitted base and wall cupboard units incorporating a stainless steel single drainer sink, adjacent worksurfaces with space and plumbing for a washing machine and a space for a fridge freezer, integrated Bosch electric fan-assisted oven and a Neff four-ring gas hob, wall cupboard units incorporating an extractor hood, double glazed window to the front and access through to:

**Lounge/Dining Room:** 19'3" x 17'3" narrowing to 9'2" With an understairs storage cupboard, two radiators, double glazed window to the rear and double glazed French doors with adjacent windows leading onto an enclosed rear garden.

**First Floor:**

**Landing:** With a cupboard with slatted shelves and a gas-fired boiler supplying domestic hot water and central heating to radiators. Stairs rising to the second

- **ENTRANCE HALL, CLOAKROOM,**
- **KITCHEN/BREAKFAST ROOM,**
- **OPEN PLAN LOUNGE/DINING ROOM,**
- **FIRST FLOOR LANDING, THREE BEDROOMS,**
- **FAMILY BATHROOM, SECOND FLOOR LANDING,**
- **PRINCIPAL BEDROOM WITH ENSUITE BATHROOM,**
- **ENCLOSED REAR GARDEN, SINGLE GARAGE AND PARKING SPACE**

floor and access to:

**Bedroom Two:** 10'0" x 7'10" With a double glazed window to the rear, radiator and access to:

**Secondary Ensuite Shower Room:** With a white low level WC, washbasin, radiator and tiled shower enclosure.

**Bedroom Three:** 9'7" x 9'2" With a radiator and a double glazed window to the rear.

**Bedroom Four:** 10'0" x 6'2" With a radiator and a double glazed window to the rear.

**Family Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling and shower attachment, low level WC, pedestal washbasin, radiator and an obscured double glazed window to the front.

**Second Floor Landing:** With door to:

**Principal Bedroom:** 11'9" maximum x 10'7" maximum (floor measurements) With a radiator, two double glazed roof lights and access to:

**Ensuite Bathroom:** With a claw and ball roll-top bath with a wall-mounted thermostatic shower, vanity with inset washbasin, low level WC, chrome-finish towel rail/radiator and a double glazed roof light to the front slope.

**Outside:** To the rear of the property is an enclosed garden measuring 18'6" x 16'9" minimum laid partly to patio and lawn and with a side pedestrian access to a single garage with power and light connected, a metal up and over door and with a single parking space to the front.

