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3 Sevenacres Lane, Northend, Nr. Bath. BA 1 7HE

Enjoying a quiet and tucked away position in an extremely sought after village location on the eastern outskirts of Georgian Bath this lovingly presented 1960's home boasts fine views and well-proportioned accommodation ideal for a myriad of potential buyers.

Light and airy accommodation tall ceilings and large windows three good bedrooms large living room fitted kitchen/dining room generous level, lawned garden with patio & raised sun terrace two allocated parking spaces EPC – C and Council Tax Band C

Price Guide **£325,000**

Description

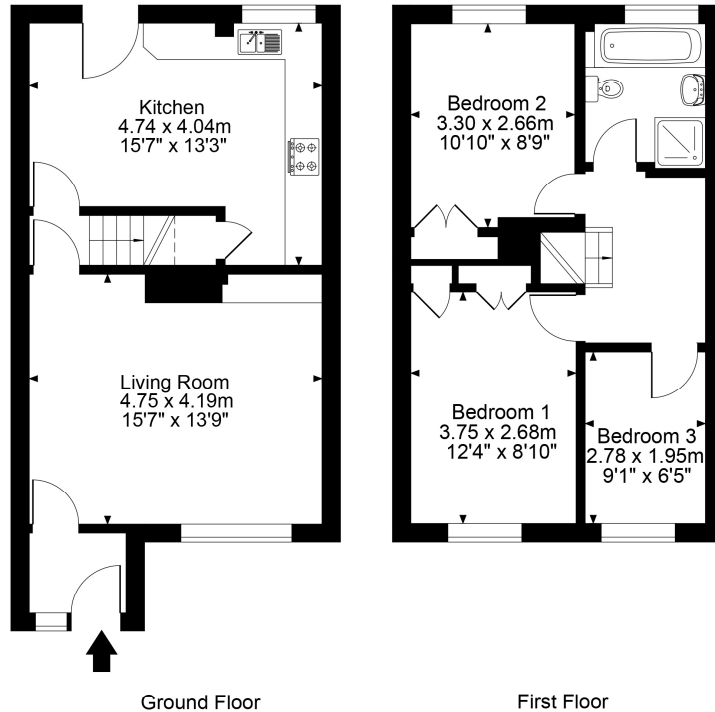
A lovingly presented and consistently well-proportioned 3 bedroom late 1960's family home boasting large double glazed windows and tall ceilings. Originally built by local builders JL Frayling and sons the property enjoys a tucked away position within this quiet and safe cul de sac, tucked off the main village street. To the rear there is a level mostly lawned and enclosed garden with access gate, a patio to the immediate rear of the house and a raised sun terrace at the far end. The property further benefits from two allocated parking spaces with further guest parking shared with the adjoining properties. In all, a delight to discover with much to suit a myriad of potential buyers be they eager first timers to discerning downsizers. Appointments to view should be arranged through owners' sole agents.

Location

Northend is situated on the north eastern outskirts of the village of Bath and Batheaston. Surrounded by stunning countryside it sits on the doorstep of the picturesque St Catherines valley and offers some superb walks. East of the city, Northend is ideally placed for access to the M4/M5 and M32 via the A46 at Tormarton (10 miles north.). Nearby



3 Sevenacres, Batheaston,
Bath, BA1 7HE
Approx. Gross Internal Area
870 Sq Ft - 80.85 Sq M



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale.
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Batheaston offers an unexpectedly wide variety of local amenities which include Post Office, thriving village primary school, doctor's surgery, garage, chemist, mini supermarket, fish and chip shop and public houses. Central Bath (within 3 miles) offers a much wider choice of amenities including shopping, sporting, cultural and leisure facilities and is connected by regular bus services from the village to the Georgian City. Bath Spa Railway Station or Chippenham (8 miles) both enjoy with high speed links to London Paddington of approximately 90 and 70 minutes respectively, links to Bristol Temple Meads and the West Country Rail Network are also available. The Waterloo line can be accessed via Bradford on Avon



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