Aquarius Homes

Westbury View Shaft Road

Monkton Combe, Bath, BA2 7HN

Asking Price £1,300,000

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Entrance Hall
Double glazed panel door to side. Engineered Oak Flooring. Two Cupboards. Spot Lights.

Lounge
Double Glazed Bay Window to Rear. Multi Fuel Built In Fireplace. Engineered Oak Flooring. Central Light Fitting. TV Point. Double Glazed Doors to Hallway.

Dining Room
Double Glazed Patio Doors to Conservatory to Rear and Glazed Doors to Hallway. Central Light Fitting. Engineered Oak Flooring. Fitted Wall Mounted Multi-Fuel Fireplace.

Inner Hallway
Door to Cloakroom. Door to Downstairs Bedroom. Doors to Cupboard one housing boiler and one housing fuseboard.

Cloakroom
White Suite Comprising: Low Level WC, Wall Hung Basin. Engineered Oak Flooring. Spot Lights.

Downstairs Bedroom
Double Glazed Window to Front. Patio Doors to Rear. Built in Wardrobes. TV Point. Door to Inner Hallway. Door to En-Suite. Engineered Oak Flooring. Spot Lights.

En-Suite
Shower Room Comprising: Shower Enclosure. Wash Hand Basin. Low Level WC. Extractor Fan. Spot Lights. Tiled Flooring.

Open Plan Kitchen/Dining/Living
Double Glazed Windows to Front. Doors to Utility and Conservatory. Fitted Modern Kitchen with Wall and Base Units, White Sink, Large Island, Integrated Ovens, Hob, Fridge, Freezer, Dishwasher. Cooker Hood, White Counter Tops, TV Point, Spot Lights, Engineered Oak Flooring, Roof Lights.

Conservatory
UPVC and UPVC Double Glazing Construction, Door to Kitchen, Tiled Flooring, Doors to Rear Garden, Spot Lights, Two x Roof Lights, TV Point.

Utility Room
Double Glazed Window to Side. Door to Kitchen. Slate Look Work Surfaces Stainless Steel Sink and Drainer. Integrated Fridge/Freezer, Tumble Dryer, Washing Machine. Sky Lights, Double Glazed Window to Side.

1st Floor Landing
Double Glazed Window to Front. Carpet Flooring, Cupboard, Doors to 2 x Bedrooms, Family Bathroom and Stairs to Top Floor.

Bedroom 2
Double Glazed Window to Rear Overlooking the Valley, Fitted Wardrobes, Radiator, Central Light Fitting, Oak Look Flooring, Door to Landing, Door to En-Suite Shower Room.

En-Suite
En-Suite Shower Room with Shower Enclosure, Basin and Low Level WC, Shower Board Surrounding Wet Areas.

Bedroom 3
Double Glazed Window to Rear with Views over the Valley, Fitted Wardrobes and Dressing Table, Radiator, Wood Look Flooring. Door to Landing.

Family Bathroom
Double Privacy Glazed Window to Front. Tiling to Wet Areas, Extractor Fan, White Suite Comprising: Shower Cubicle, Bath, Vanity Wash Hand Basin, Low Level WC, Radiator, Spot Lights.

Bedroom 4
Large Velux Window to Front, Velux Balcony Window to Rear with Views over Valley, Wood Look Flooring, Spot Lights.

Shower Room
Velux Windows to Front and Rear, Large Shower Enclosure, Radiator, Extractor, Basin, Low Level WC. Spot Lights, Wood Look Flooring.

Garage
Up and Over Garage Door. Concrete Floor.

Summerhouse
Wooden Construction Currently Used As A Gym. Would Also Make A Home Office.

Front Garden
Gated Entrance, Parking for Several Cars on Gravel, Mainly Laid To Lawn, Patio Area, Trees and Shrubs.

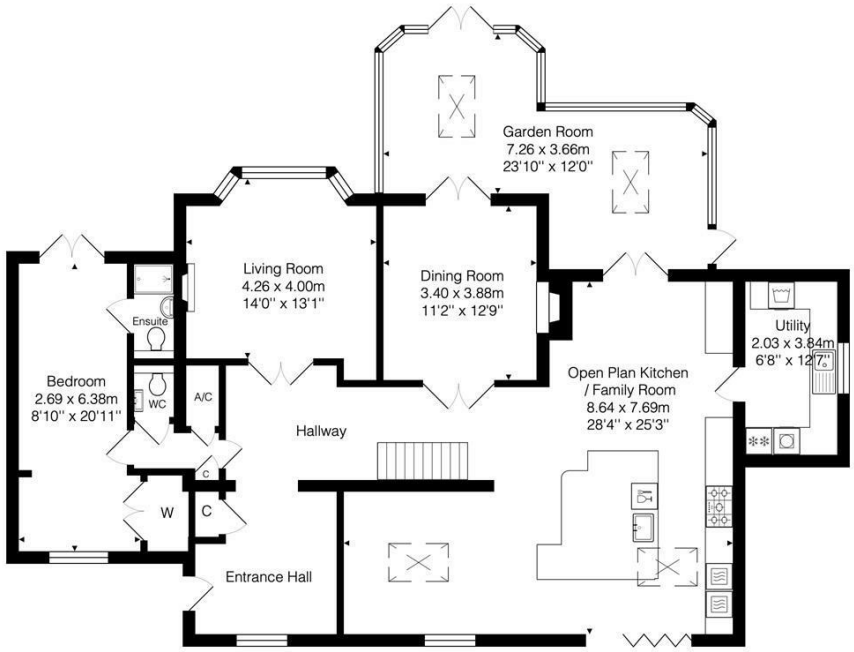
Rear Garden
Private Rear Garden with Fencing, Lawn, Patio and Decking, Mature Trees and Shrubs, Side Access, Outside Tap and Electric Socket.

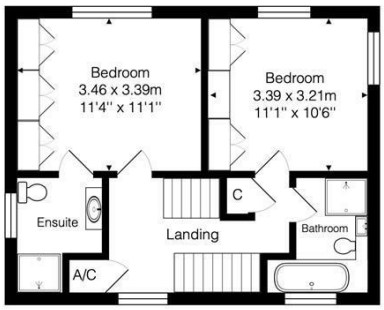
Road Map

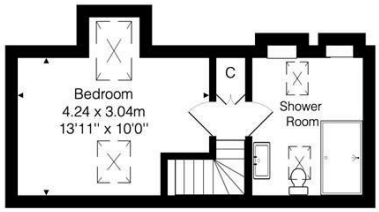
Hybrid Map

Terrain Map

Floor Plan







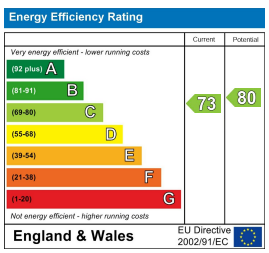
Total Area: 240.8 m² ... 2592 ft²

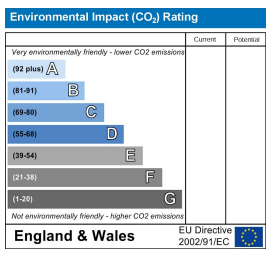
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcassessments.co.uk

Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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