



28 Cotswold View, Bath, BA2 1HA

£325,000

Owned by our client since new in 1998 and perched on the side of the hill below Bath City Farm, this no chain detached 539sqft bungalow enjoys views over the city and westwards to Kelston Roundhill. Front and rear mature gardens, single garage plus hardstanding, double glazing and gas central heating. Internal accommodation comprises; sitting/dining room overlooking rear garden, fitted kitchen, two bedrooms (master double and a second decent single) and a three piece white bathroom. 38ft x 27ft walled rear gardens. Sole Agents

- 539sqft
- Detached
- Garage & hardstanding
- Front and rear gardens
- Two bedrooms



Property Description

ENTRANCE HALL Front door from recessed porch, radiator, loft access, airing cupboard with immersion tank.

KITCHEN Double glazed front window, base and wall units with worktops and inset sink/drainers, inset gas hob with hood over and oven under, plumbing for washing machine, wall mounted gas boiler, part tiled walls.

SITTING/DINING ROOM Double glazed patio doors to garden, double glazed side window, double glazed rear window, two radiators, fitted gas fire, coved ceiling, dining area.

BATHROOM Double glazed side window, radiator, low level W.C, pedestal basin, panelled bath with shower over, part tiled walls, extractor fan, shaver point.

BEDROOM 1 Double glazed front window, radiator, coved ceiling.

BEDROOM 2 Double glazed front window, radiator, coved ceiling, fuseboard.

REAR GARDEN 38ft x 27ft - west facing

Lawn, flower beds and borders. Walls and fences to side and rear. Shed to side with vent for tumble dryer.

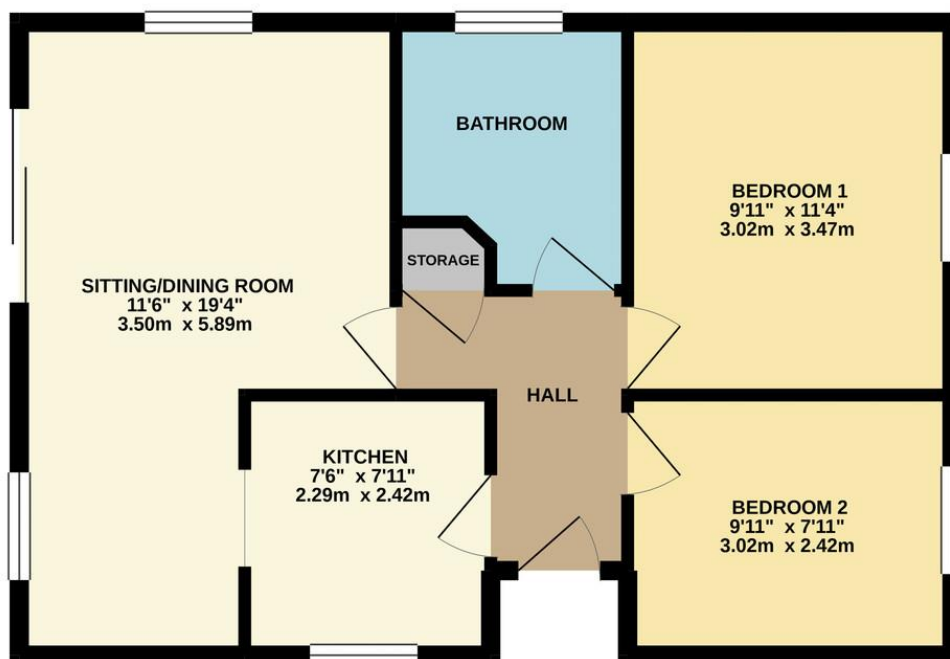
GARAGE & PARKING Single garage (18ft3 x 8ft9 internal measurements) with roller door and storage space above rafters. Hardstanding to front for one vehicle.

FRONT GARDEN 20ft x 27ft

Lawn with mature trees and shrub borders.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements