



£285,000

Energy Efficiency Rating: TBC

Corston View, Bath, BA2 2PL.

An excellent opportunity has arisen to purchase this stunning four bedroomed, modern family property nestled in a superb cul de sac location in the Bloomfield area of the City. The benefits include gas heating, double glazing, off road parking and spectacular views. Early viewings are advised.



An excellent opportunity has arisen to purchase this stunning modern four bedroom property nestled in a superb cul de sac location in the Bloomfield area of the City. The benefits include modern décor, off road parking and spectacular views. The property briefly comprises a hall, lounge/dining room, kitchen, further lobby, landing, four bedrooms and a bathroom. To the front of the property is a private driveway with some landscaping. The rear garden is very secluded with a low maintenance grass effect and decking as well as a very useful gazebo. The property is particularly well located for an abundance of schools, shops and cafés of Bear Flat are in close proximity. There are various new gyms in the area. The property offers particularly good access to the City Centre, the Universities and Bristol beyond.

Early viewings are strongly advised, please call 01225 463006 to arrange your visit.

Entrance Lobby:

Ornamental UPVC part double glazed door to front aspect, UPVC double glazed window to side aspect, spectacular views, floor tiles.

Entrance Hall:

UPVC double glazed door to front aspect, built in cupboard containing electric meter and fuse box, further understairs cupboards, stairs rising to first floor landing.

Lounge/Dining Room: 4.85m(max) x 6.52m(max)

UPVC double glazed patio doors to rear aspect, 2x UPVC double glazed windows to rear aspect, Velux windows, radiator, ornamental fireplace surround with real flame gas fire, built in shelving and cupboards, laminate flooring, pleasant aspect towards garden.

Kitchen: 2.80m x 3.19m

UPVC double glazed window to front aspect, range of base and wall mounted units, composite sink drainer unit with mixer tap, wooden work tops, integrated cooker hood, integrated washing machine, fridge, freezer, cupboard containing Vaillant gas boiler, wine chiller, spectacular views.

Bedroom: 1.81m x 4.54m

UPVC double glazed window to side aspect, radiator, ornamental panelling, built in cupboards, laminate flooring, pleasant garden aspect.

First Floor:

First Floor Landing:

Loft access, ornamental banister, built in cupboard, ornamental doors to all rooms.

Bedroom: 2.80m x 3.35m

UPVC double glazed window to front aspect, radiator, built in cupboard, spectacular views.

Bedroom: 2.81m(max) x 2.69m(max)

UPVC double glazed window to rear aspect, radiator, built in cupboard, wooden floorboards, pleasant garden aspect.

Bedroom: 2.19m x 1.94m

UPVC double glazed window to rear aspect, radiator, laminate flooring, pleasant garden aspect.

Bathroom:

UPVC double glazed window to front aspect, radiator, wash basin within vanity unit, bath with shower attachment over, WC, tiled splashbacks, wall tiles.

Front Garden:

Laid mainly to patio and landscaping with spectacular views.

Rear Garden:

Laid mainly to low maintenance grass effect, gazebo and decking area, ornamental fencing.

Parking:

Parking to the front on a private driveway.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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12 Corston View
Bath
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Call now, visit us in
branch or go online to
book your viewing.

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GROUND FLOOR

1ST FLOOR



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.

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801