



### At a glance...

- Popular location on Sulis Meadows
- Two double bedrooms
- Enclosed rear garden
- Two allocated parking spaces
- Double glazed windows
- Gas central heating
- Perfect for first time buyers or investors

**Price £255,000**



### The property

A modern terraced property on the sought-after Sulis Meadows development, perfect for first-time buyers, or as an investment purchase.

The house is tucked away in a corner of the cul-de-sac and begins with an entrance hall with cloakroom comprising WC and hand-basin.

The kitchen, located to the front of the ground floor, with a range of wall and floor cupboards, stainless steel sink and integrated appliances including gas hob and electric oven.

Behind this, the reception room spans the width of the rear of the ground floor and has space for both living





and dining areas. A double-glazed patio door is flanked by two full length windows, allowing plenty of natural light and access to the rear garden. The room also benefits from a modern electric fire and an understairs storage cupboard.

Upstairs, the first floor is home to the property's two double bedrooms, with Bedroom One having fitted wardrobes with sliding doors, and the other with an airing cupboard.

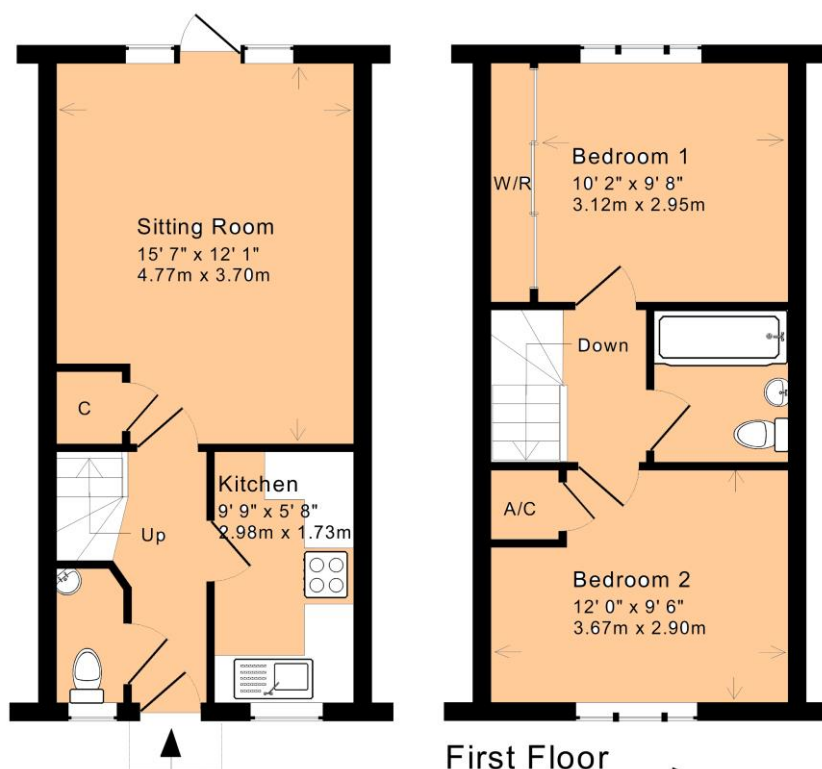
Externally, the property has an enclosed rear garden, mainly laid to lawn and with rear access, a small front garden and two allocated parking spaces.

### Location

Spruce Way is situated as part of the hugely sought-after Sulis Meadows development, which has excellent access by car or bus to the City of Bath. The Odd Down Park and Ride is situated within easy distance as is a Doctor's Surgery and St Gregory's Secondary School and Sixth Form. Nearby towns such as Radstock, Midsomer Norton, Peasedown and Wells are easily accessible and there are country walks to South Stoke and Combe Hay which begin near the house.

### How to get there

From our office, proceed up the Wellsway to the very end where you will reach the Odd Down Park and Ride roundabout. Here, turn left onto Sulis Manor Road and follow it to the end, where you take the last right-hand turn. No. 1 is immediately on your left-hand side.



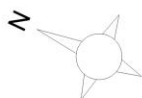
### Ground Floor

Approx. Gross Internal Floor Area: 635 Sq. Ft. / 59 Sq. M

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### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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