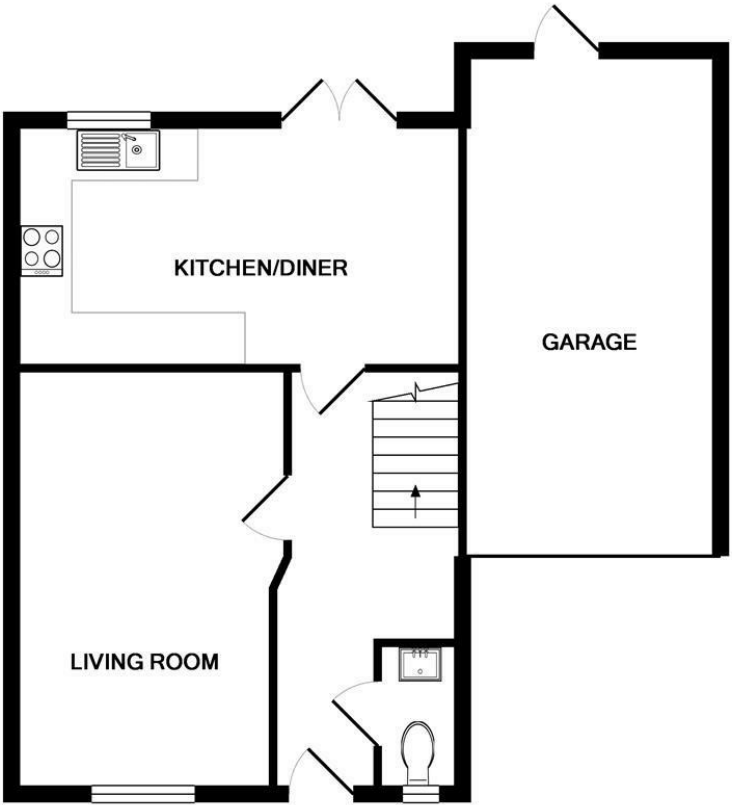
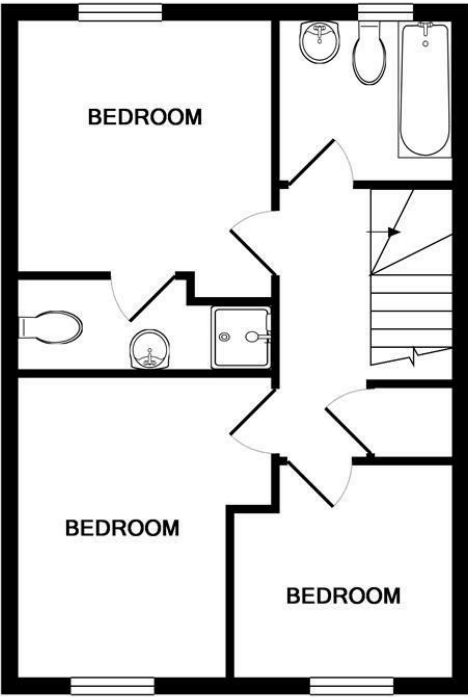


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 59.0 SQ.M.  
(635 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.3 SQ.M.  
(444 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.3 SQ.M. (1080 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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50 Brookside Drive, Farmborough, Bath, BA2 0AX



Offers in excess of £325,000

Enjoying an enviable location this three bedroom detached house enjoys modern accommodation well suited to couples and families alike.

- Detached House ▪ Sitting Room ▪ Kitchen/ Dining Room ▪ Master with Ensuite ▪ Two further bedrooms ▪ Garden ▪ Garage ▪ Boarded Attic





## 50 Brookside Drive, Farmborough, Bath, BA2 0AX

Neutrally decorated and presented to a very good standard, this three bedroom detached home offers modern accommodation throughout.

Internally, the ground floor comprises; an entrance hallway, generous lounge, kitchen/breakfast room and a handy W.C. The first floor offers a master bedroom with ensuite, two further bedrooms and a bathroom. The attic has been fully boarded making it easy to access. Externally both front and rear gardens are largely low maintenance and are complimented by a single garage and off street parking.

Farmborough is a vibrant village community with two public houses, garage, parish church, hairdressers, community hall, shop and Church of England Primary School rated outstanding by Ofsted. Nearby Marksbury has a general Co-Operative store and petrol station for day to day requirements with village stores and further amenities available at Timsbury and High Littleton. The town of Keynsham has a Waitrose supermarket and is within easy driving distance. Bristol Airport a short distance of 13 miles away.

In fuller details the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to ground floor rooms and stairs leading to first floor.

#### CLOAKROOM

Window, radiator, WC, sink.

#### SITTING ROOM 4.93 x 3.1 (16'2" x 10'2")

Window to front, radiator.

#### KITCHEN / DINING ROOM 5.25 x 2.9 (17'2" x 9'6")

Window to rear, double doors to rear, radiator, a range of base and wall units, built in appliances including dishwasher, oven and hob, sink with mixer tap.

### FIRST FLOOR

#### LANDING

radiator, doors leading to all bedrooms and bathroom, access to loft which is fully boarded with loft ladder.

#### BEDROOM ONE 3.13 x 3.09 (10'3" x 10'1")

Window to rear, radiator, door to:

#### ENSUITE SHOWER ROOM 3.1 x 1.15 (10'2" x 3'9")

Shower cubicle with thermostatic shower, wc, sink.

#### BEDROOM TWO 3.7 x 3.16 (12'1" x 10'4")

Window to front, radiator.

#### BEDROOM THREE 2.64 x 2.56 (8'7" x 8'4")

Window to front, radiator.

#### FAMILY BATHROOM 2.06 x 1.84 (6'9" x 6'0")

Window, radiator, bath with mixer tap and thermostatic shower over, WC, sink.

#### OUTSIDE 10 x 8 (32'9" x 26'2")

To the front the property has a lovely picket fence and gravelled front garden with small lawn for easy maintenance.

To the rear the garden is mainly laid to lawn with a patio area and enclosed with fencing.

#### GARAGE

Power and light.

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

