



Wellow Tynning, Peasedown St John Bath , BA2 8LJ

£260,000

- Private Enclosed Rear Garden • NO ONWARD CHAIN
- Garage • Tenure - Freehold
- Council Tax Band - B • Energy Rating - D
- Close Commuting Distance To the City Of Bath • 3D Interactive Tour
- Sought After Location

Tucked away in the popular area of Wellow Tynning, Peasedown St. John, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. One of the standout features of this property is the private low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep. The property comprises of a lounge, kitchen / diner. To the first you have two bedrooms and a shower room. Additionally, the property includes a garage, providing valuable storage space or the potential for off-road parking, which is a significant advantage in this sought-after area. Wellow Tynning is known for its friendly community and convenient access to local amenities, making it an ideal location for those who appreciate both tranquillity and accessibility. With Bath just a short distance away, residents can enjoy the rich history and vibrant culture of the city while returning to the peacefulness of their home. Call Barons today on 01761 411 411 to arrange your viewing.

Kitchen / Diner 14'1" x 7'11" (4.30 x 2.43)

Lounge 13'5" x 10'9" (4.10 x 3.29)

Bedroom One 10'7" x 10'5" (3.25 x 3.20)

Bedroom Two 8'6" x 7'9" (2.61 x 2.37)

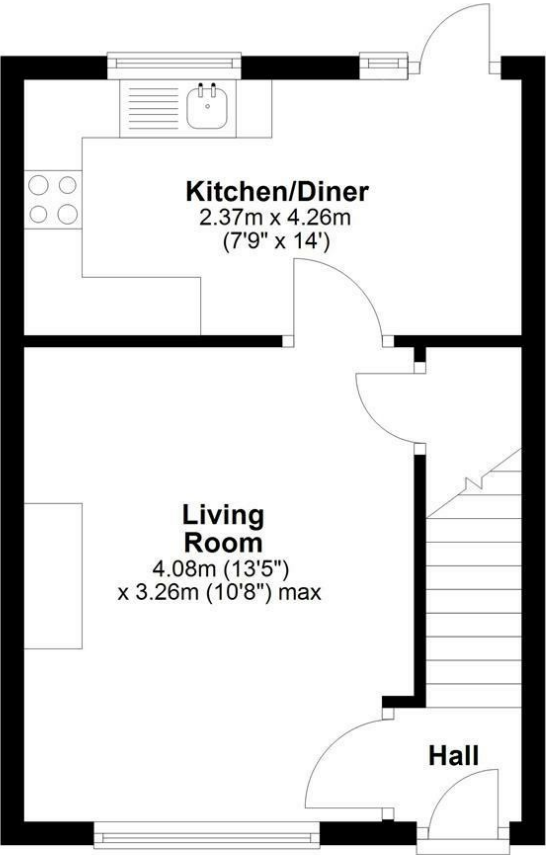
Shower Room 5'11" x 5'6" (1.82 x 1.70)





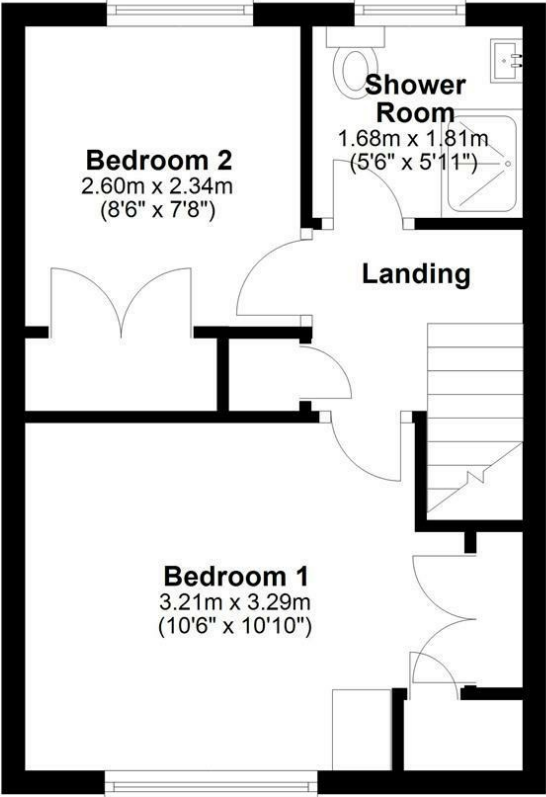
Ground Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.1 sq. feet)



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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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