



**109 Faulkland View, Bath, BA2 8TP**

**£350,000**



- Beautifully Presented Throughout
- Garage & Parking
- Council Tax Band - C
- Quiet Cul-De-Sac Location
- Three Bedrooms
- South Facing Garden
- Tenure - Freehold
- Energy Rating - C
- Close Commuting Distance To The City Of Bath
- Link Detached Family Home

Tucked away in a peaceful cul-de-sac in Faulkland View, Peasedown St John, Bath, this beautifully presented link-detached home offers an ideal setting for family living. With three well-proportioned bedrooms—two of which are generous doubles—the property combines comfort, style, and everyday practicality. A standout feature is the generous south-facing garden, surrounded by greenery and perfectly positioned to enjoy sunlight throughout the day. Whether you're sipping a quiet morning coffee or hosting a summer barbecue, this inviting outdoor space is perfect for both relaxation and entertaining. On the ground floor, you'll find a modern kitchen/diner, a bright and welcoming lounge, and a convenient WC. Upstairs are three bedrooms and a well-appointed family bathroom. Additional benefits include a garage for storage or secure parking, a private driveway, UPVC double glazing, and gas central heating. This attractive home is ideal for families or individuals seeking peaceful living with excellent access to local amenities and the vibrant city of Bath. Don't miss your chance to make this delightful property your own—contact Barons today on 01761 411 411.

**Kitchen / Dining Room 14'9" x 10'2" (4.50 x 3.10)**

**Lounge 15'2" x 14'9" (4.63 x 4.50)**

**WC 5'3" x 2'11" (1.62 x 0.89)**

**Bedroom One 12'2" x 8'5" (3.73 x 2.58)**

**Bedroom Two 10'11" x 8'4" (3.34 x 2.56)**

**Bedroom Three 9'1" x 6'6" (2.78 x 1.99)**

**Bathroom 6'0" x 5'6" (1.84 x 1.69)**



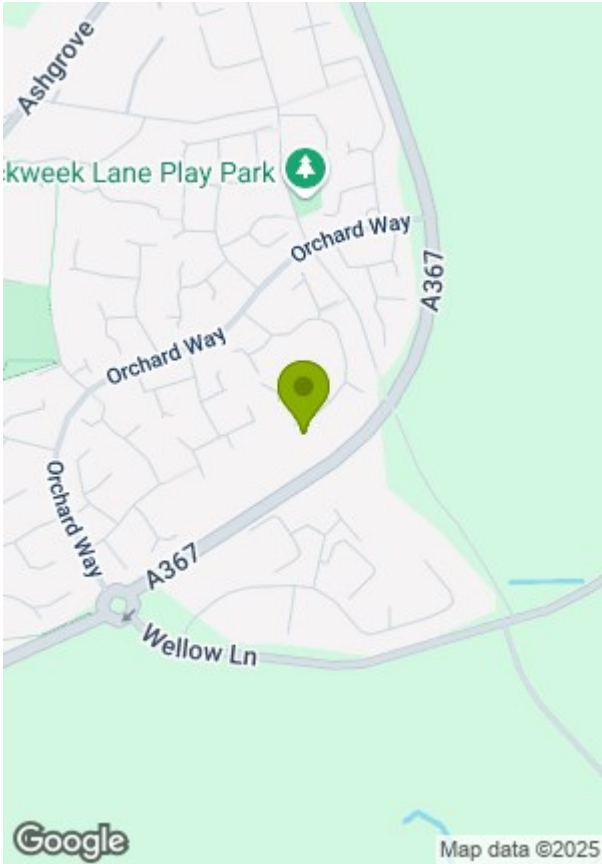








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 87        | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   | 72                      |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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