



109 Faulkland View, Bath, BA2 8TP

£350,000

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

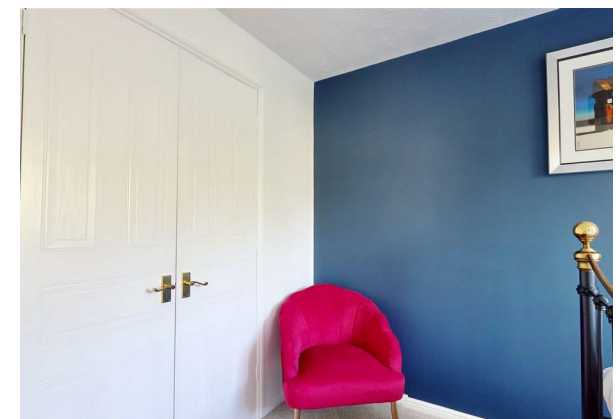
WC 5'3" x 2'11" (1.62 x 0.89)

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)

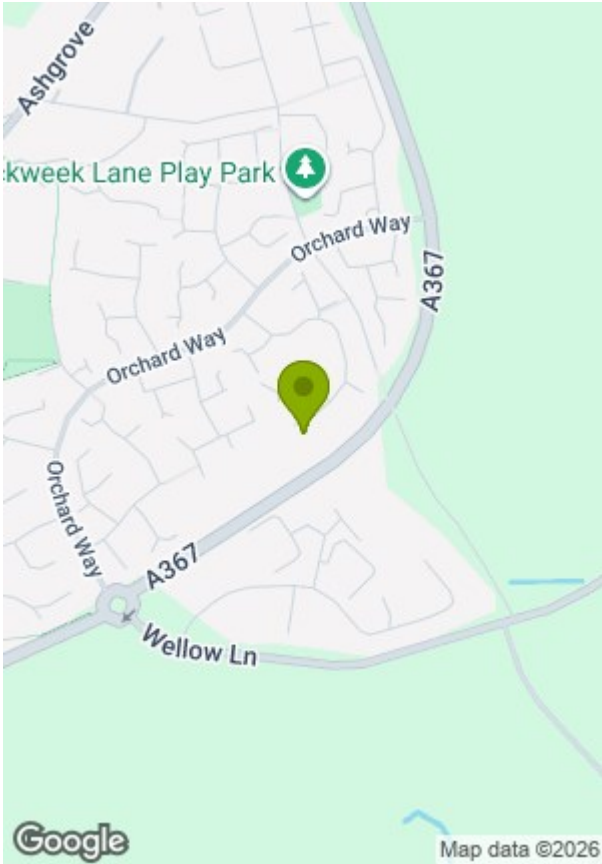
Bathroom 6'0" x 5'6" (1.84 x 1.69)







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	72		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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