



Wellow Mead, Peasedown St John BA2 8SB

£430,000

Nestled in the charming village of Peasedown St. John, Bath, this delightful detached house on Wellow Mead offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle. As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-proportioned rooms provide ample space for personalisation, allowing you to create your dream living environment. The layout is thoughtfully designed to maximise natural light, enhancing the overall sense of space and warmth.

One of the standout features of this property is the parking provision for two vehicles, a rare find in many areas. This convenience ensures that you and your guests will always have a place to park, adding to the overall appeal of the home. The surrounding area boasts a friendly community and offers a range of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike. The picturesque countryside is just a stone's throw away, providing opportunities for leisurely walks and outdoor activities.

In summary, this four-bedroom detached house on Wellow Mead is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its generous living space, convenient parking, and proximity to local amenities, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

Groundfloor WC

Lounge 14'8" x 11'8" (4.48 x 3.57)

Dining Room 9'9" x 9'1" (2.99 x 2.77)

Kitchen 8'9" x 11'7" (2.67 x 3.55)

Utility Room

Conservatory 9'1" x 9'7" (2.78 x 2.94)

Bedroom One 11'1" x 11'4" (3.38 x 3.46)

Ensuite Shower Room

Bedroom Two 9'6" x 10'0" (2.90 x 3.07)

Bedroom Three 7'9" x 9'6" (2.37 x 2.91)

Bedroom Four 6'11" x 7'10" (2.11 x 2.41)

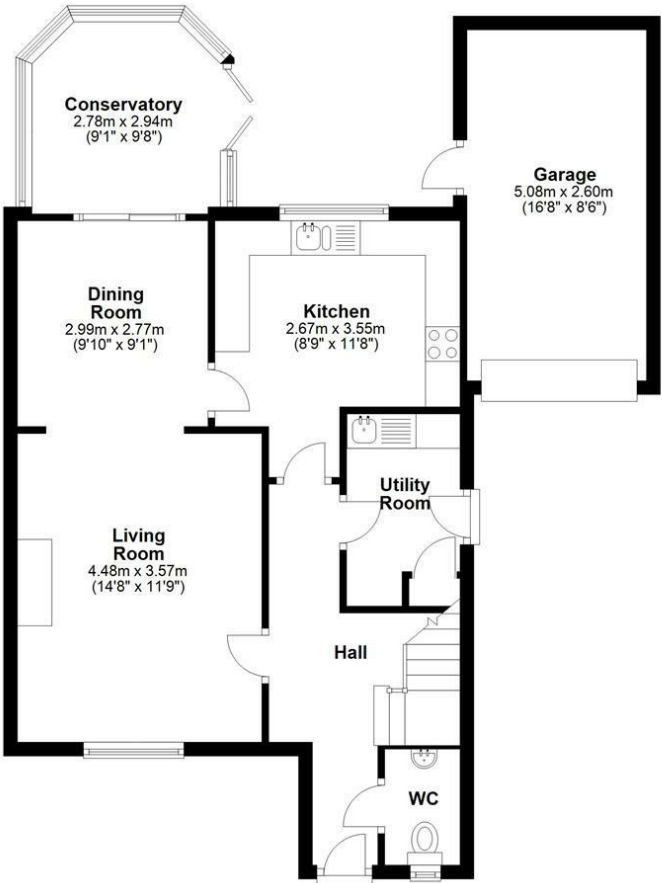
Family Bathroom 6'4" x 6'2" (1.95 x 1.90)





Ground Floor

Approx. 73.4 sq. metres (789.9 sq. feet)

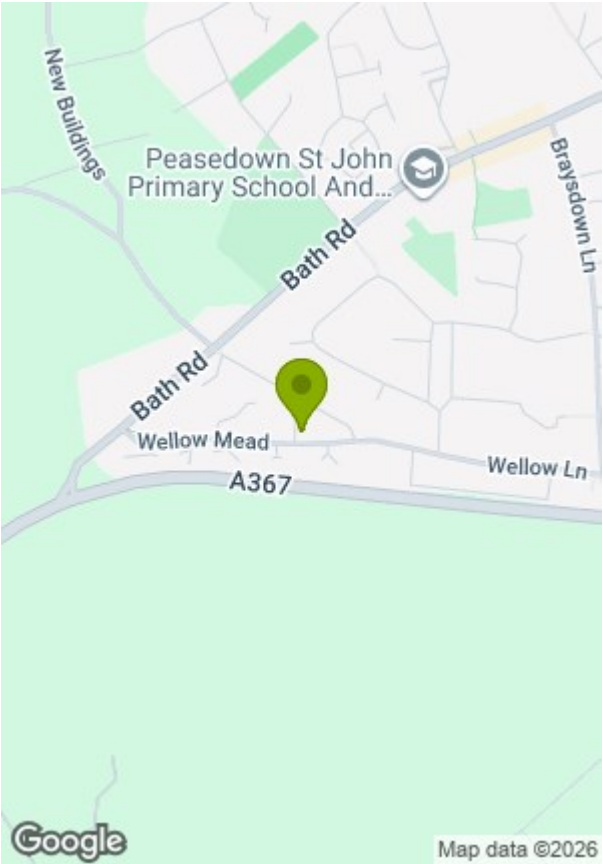
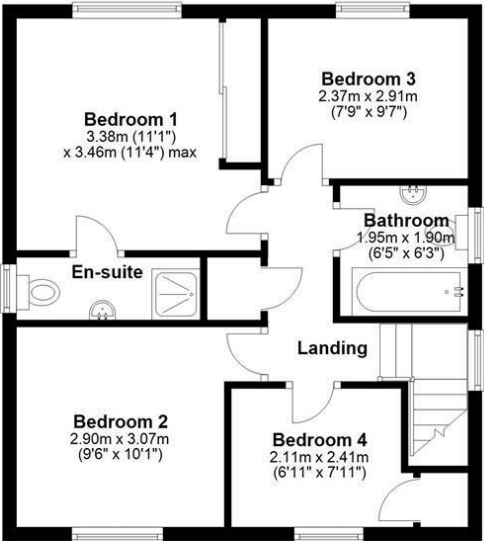


Total area: approx. 121.0 sq. metres (1302.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

First Floor

Approx. 47.6 sq. metres (512.7 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 67 | | |
| England & Wales | | EU Directive 2002/91/EC |

| 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 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.