

# DAVIES & WAY

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## The Barn The Drumway Marksbury Bath BA2 9HS



£245,000

**A unique detached single storey converted property finished in a contemporary style set in the pretty village of Marksbury with easy access to Bristol and Bath.**

**\* Village location \* entrance hall \* open plan living space with kitchen, dining area & living room \* 2 bedrooms \* bathroom \* courtyard & garden \* off street parking \***



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# The Barn The Drumway Marksbury Bath BA2 9HS

The Barn is a unique detached property ideally suited to those downsizing as all the accommodation is arranged on one floor. The property has been finished to a neutral modern standard throughout although externally blends in neatly with the traditional neighbouring properties.

The accommodation in brief comprises an entrance hallway with built in storage cupboard, a good size open plan living, dining and kitchen area, two bedrooms and a modern bathroom.

On the outside the property has off street parking to the front with a courtyard garden to the side accessed directly from the living room while at the rear and the far side there is a further area of garden of relatively modest proportions.

Marksbury is a desirable village location with a popular village primary school and within the catchment area of Wellsway School at Keynsham. Day to day shopping requirements are met by the local petrol filling station and Co-operative store with a wider range of amenities available at nearby Keynsham. The Towns of Bristol and Bath are within easy commuting distance as is Bristol Airport. There is a local railway station at Keynsham with links to Bath Spa or Bristol Temple Meads.

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

**ENTRANCE HALLWAY:** Stable style entrance door. Access to loft via hatch, radiator, storage cupboard, opening leading to living room and doors off to other principal rooms.

**OPEN PLAN LIVING SPACE:** 6.85m x 4.8m (22' 5" x 15' 8") to maximum points. Timber framed double glazed windows to front aspect, and similar window to side aspect, timber framed double glazed bi-folding doors to side aspect overlooking and leading to courtyard garden.

**LIVING AREA:** Built-in storage cupboard housing electric boiler, meters and consumer units. Radiator. Wood burning stove set on raised plinth.

**KITCHEN AREA:** With a range of matching soft close wall and base units with rolled top work surfaces, bowl and a quarter stainless steel sink with mixer tap above. Integrated electric oven with four ring electric hob and stainless steel extractor fan above, integrated dishwasher, space for upright fridge/freezer, tiled splash backs to all wet areas.

**BEDROOM ONE:** 3.7m x 3.4m (12'1" x 11' 1") to maximum points. Timber framed double glazed window to front aspect, radiator.

**BEDROOM TWO:** 3.5m narrowing to 2.7m x 2.15m (11' 5" narrowing to 8' 10" x 7'). Timber framed double glazed window to front aspect, secondary glazing, radiator, storage recess.

**BATHROOM:** 3.4m x 1.9m (11' 1" x 6' 2") to maximum points. Modern matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower off mains supply over, radiator, extractor fan, tiled splash backs to all wet areas. Cupboard with space and plumbing for washing machine.

## OUTSIDE

To the **FRONT** of the property there is an area of land laid as hard standing providing off street parking with a gate leading to the rear garden and a gate and ramp leading to the side courtyard.

**AGENTS NOTE:** It should be noted that the land to the front of The Barn where the parking is situated does not form part of the freehold title but there is a claimed right to park on the land noted on the title.

**REAR GARDEN:** Mainly laid to lawn with fenced boundaries.

**COURTYARD GARDEN:** Mainly laid to patio with fenced and wall boundaries and a metal shed. Directly accessed from open plan living space.

**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 C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**DIRECTIONS:** Travelling on the A39 from Bath into the village of Marksbury take the first turning right proceeding past the village school on the right hand side and then around a left hand bend take the next turning left beyond Elm Barn into a single track road. Follow the road around a right hand bend and the barn will be found on the left hand side.

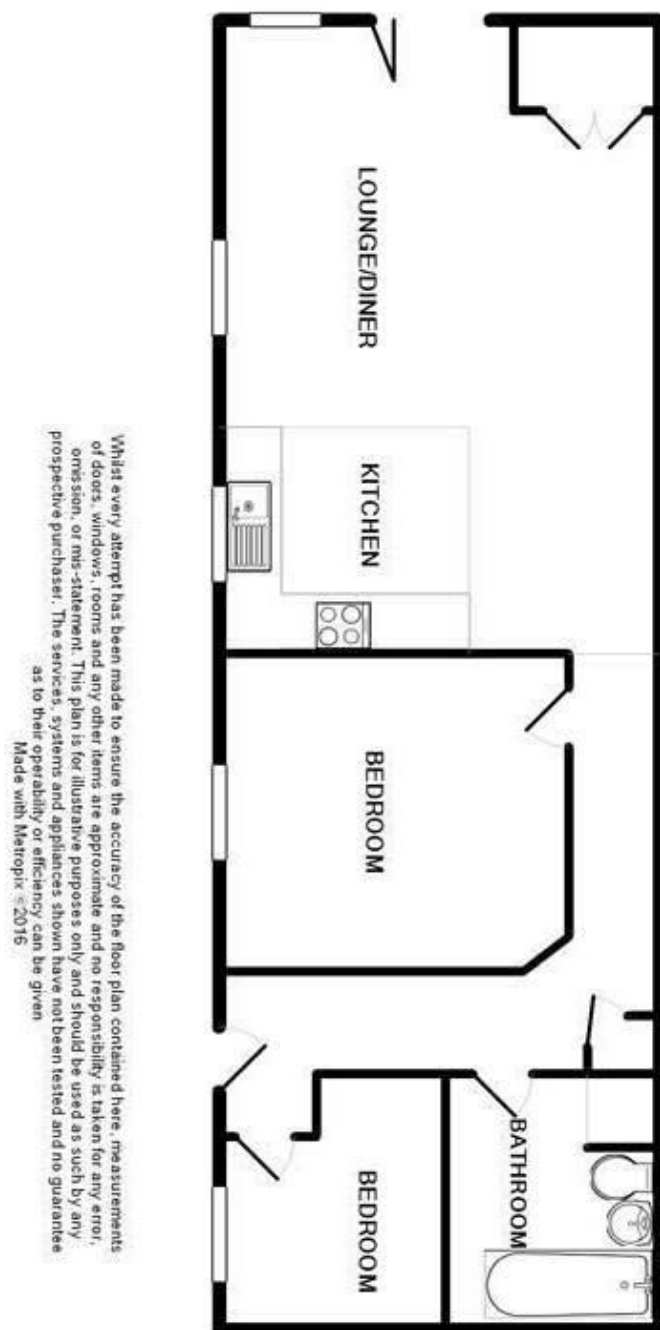
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
**01225 400400**

**REF UWR1126**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	29
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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