

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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72 Blackmore Drive Southdown Bath BA2 1JN



£295,000

A modern Beazer built three bedroom end of terrace house in a convenient cul de sac position close to amenities.

*** Double glazed & gas fired central heating * entrance porch * hallway * sitting room * dining room * modern fitted kitchen * 3 bedrooms * modern bathroom with white suite * corner plot with gardens to front, side & rear * garage in nearby block * available with no upwards chain ***



www.daviesandway.com

72 Blackmore Drive Southdown Bath BA2 1JN

This Beazer built three bedroom house is set at the end of a short terrace and offers easily managed accommodation which is bright and spacious throughout and enjoys a corner plot garden with gardens to front side and rear and the advantage of a single garage situated in a nearby block.

On the ground floor there is a useful double glazed entrance porch with a door leading to a hallway with the sitting room running the full width of the property to the front whilst to the rear there is a dining room and adjacent kitchen. From the dining room a sliding patio door leads to a uPVC double glazed conservatory. To the first floor there are three bedrooms two of which are double size in addition to a modern family bathroom.

Blackmore Drive is a popular cul de sac location set accessible to Oldfield Park train station and the local High Street of Moorland Road, the city centre with its wider range of shopping and cultural attractions can be found approximately 1.5 miles away. Blackmore Drive also affords easy access to the A36 and A4 allowing commuting to Bristol without having to cross the city.

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

GROUND FLOOR

uPVC DOUBLE GLAZED ENTRANCE PORCH: Tiled floor, double glazed inner door and screen to

HALLWAY: Staircase rising to first floor, radiator.

SITTING ROOM: 4.47m x 3.72m (14' 7" x 12' 2") Two double glazed windows to front aspect, attractive fire surround with marble inset and hearth with focal point gas fire, Covered radiator.

DINING ROOM: 2.89m x 2.32m (9' 5" x 7' 7") Sliding patio door to conservatory. Radiator.

uPVC DOUBLE GLAZED CONSERVATORY: 2.30m x 2.06m (7' 6" x 6' 9") Opening top light windows and french doors to garden, polycarbonate roof, tiled floor.

KITCHEN: 3.91m x 2.08m (12' 9" x 6' 9") Double glazed window to rear aspect, built in under stairs cupboard. The kitchen is furnished with a range of modern wall and floor units providing drawer and cupboard space with rolled edged work surfaces and tiled surrounds, circular bowl inset sink unit with mixer tap. Built in stainless steel hob with extractor above and oven beneath. Washing machine, dishwasher and fridge/freezer included.

FIRST FLOOR

LANDING: Access to roof space with drop down aluminium ladder. The roof space also houses the gas fired combination boiler for central heating and hot water.

BEDROOM ONE: 2.82m x 2.43m (9' 3" x 8') plus door recess, double glazed window to front aspect, radiator. Freestanding wardrobe included in the sale price.

BEDROOM TWO: 3.0m x 2.39m (9' 10" x 7' 10") plus door recess, double glazed window to rear with distant views, radiator, built in wardrobe (included in measurements). Further built in cupboard (excluded from measurements).

BEDROOM THREE: 2.95m x 1.98m (9' 8" x 6' 5") Double glazed window to front aspect, radiator.

BATHROOM: Double obscure glazed window to rear aspect. White suite with chrome finished fittings comprising bath with tiled surrounds with independent electric shower above and bath mounted shower screen, pedestal wash hand basin with mixer tap and low level wc. Double panel radiator.

OUTSIDE

To the **FRONT** of the property the open plan garden is laid to gravel with shrubs and bushes and there is a paved area of side garden with a **FULLY ENCLOSED REAR GARDEN** with timber fencing. Laid to pavings with a timber decked terrace and garden shed.

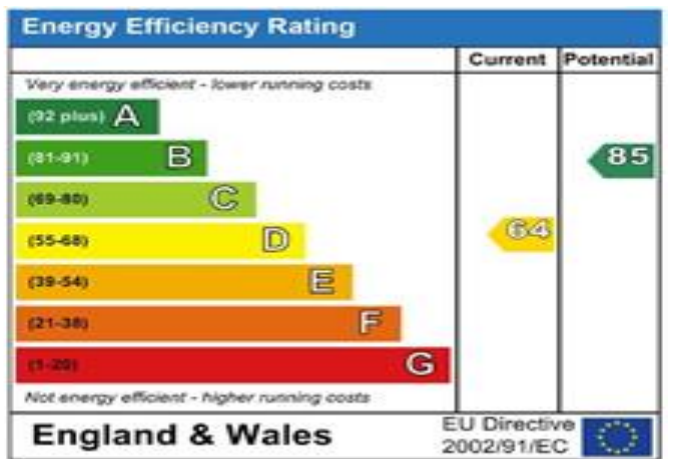
The property has the advantage of a **SINGLE GARAGE** with a metal up and over entrance door situated in a nearby block.

Council Tax: According to the Valuation Office Agency website, 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: From the A36 Lower Bristol Road travelling from the direction of Bristol turn right at the traffic lights adjacent to Western Lock Retail Park, turn right into High Street and the left into Shophouse Road. At the end of Shophouse Road turn right into Lymore Avenue and first right into Blackmore Drive. Take the second cul de sac spur on the right hand side and the property will be found on the right recognised by the for sale board.

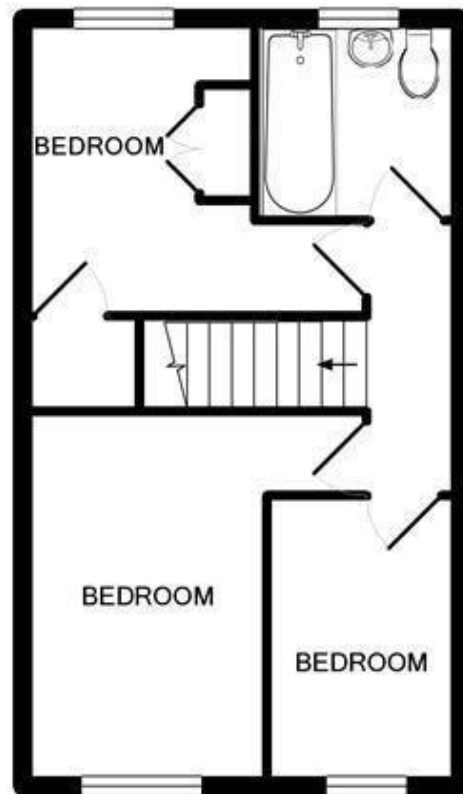
VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

REF UWR1073





GROUND FLOOR
APPROX. FLOOR
AREA 41.4 SQ.M.
(445 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)

BLACKMORE DRIVE BATH BA2 1JN
TOTAL APPROX. FLOOR AREA 75.2 SQ.M. (809 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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