



FAIRWAYS, BATH, SOMERSET, BA1
£500,000 FREEHOLD

Winkworth



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Immaculately presented 3-bedroom family home forming part of a new development by Bloor Homes in a highly sought-after residential area on the higher slopes of Lansdown.

The property has 2 parking spaces and is situated in a highly sought-after residential area on the slopes of Lansdown, close to several highly regarded schools and just over a mile away from Bath city centre.

The property is offered on an unfurnished basis and to the lower level has a lounge, WC, large open plan kitchen/dining room with built in appliances, utility area with washing machine and tumble dryer, and bi-fold fold doors opening onto a secure garden.

To the upper level there are 3 good sized bedrooms; 1 with an en suite shower room and separately, a family bathroom.

The property is tastefully decorated throughout and would suit a professional couple or family.

Fairways is set up on the hills of Lansdown on the Ensleigh development. It is predominately a family area and some of Bath's most sought-after schools are on the doorstep. These include The Royal High School, Kingswood, St Stephens C of E School, St Marks C of E School, and St Saviours C of E school are all within a mile. The new Abbot Alphege Academy is on the doorstep within a two-minute walk of the property.

The city centre is within easy reach and there are many regular bus services from the Lansdown Park & Ride along with high-speed rail links to London, Paddington from Bath Spa Station.

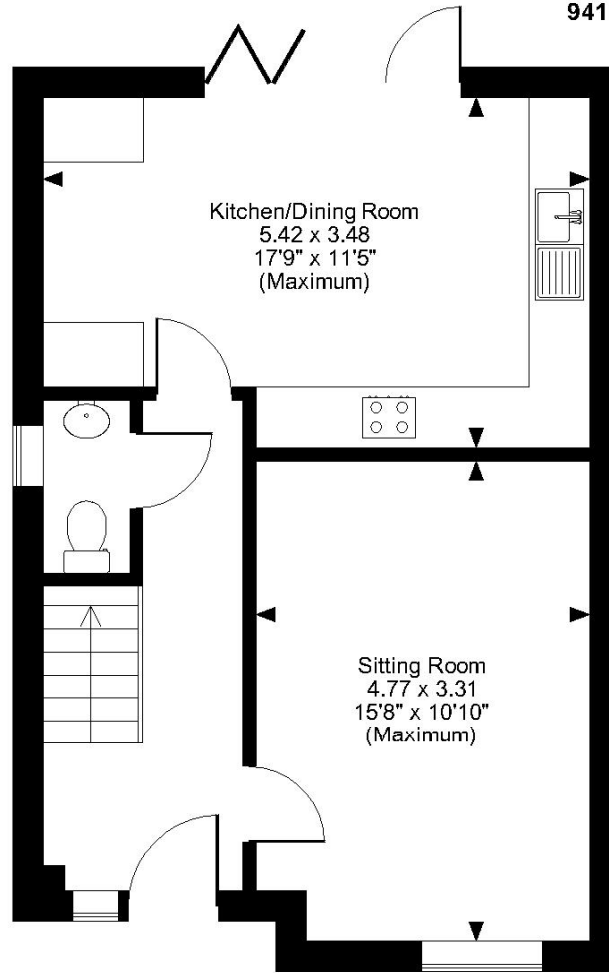
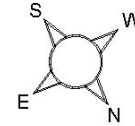
UTILITIES: Mains Electric, Mains Gas, Mains Water

COUNCIL TAX: Band D

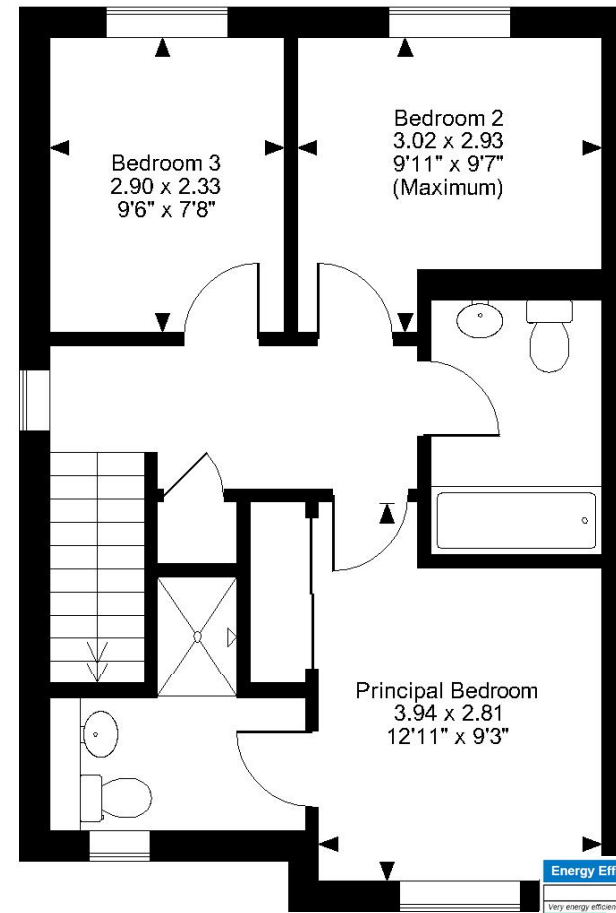




Fairways, Bath
Approximate Gross Internal Area
941 Sq Ft/87 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC