

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Plot 8 22 Brookside Drive Farmborough Bath BA2 0AX



£380,000

Plot 8 - Show and viewing homes available to view by appointment. A luxury detached house in an exclusive gated development of just 10 new homes designed for the over 55's set in the country village of Farmborough on the edge of the Mendips a few miles from Bath and Bristol.

* Hallway * bespoke kitchen with Neff appliances & granite work surfaces * living room/dining room * 3 bedrooms (1 on ground floor) * shower room * bathroom * dressing room * garage & parking * garden * landscaped communal gardens with summer house * automated entrance gates *



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GROUND FLOOR

ENTRANCE HALL: Storage cupboard.

LIVING/DINING ROOM: 6.89m x 3.45m (22' 8" x 11' 4")

KITCHEN: 3.45m x 2.40m (11' 4" x 7' 11")

DINING ROOM/BEDROOM THREE: 3.65m x 3.08m (12' x 10' 1")

SHOWER/CLOAKROOM:

FIRST FLOOR

LANDING: With airing cupboard.

MASTER BEDROOM: 4.57m x 3.36m (15' x 11')

DRESSING ROOM: (included in measurements) - Optional en suite.

EN SUITE BATHROOM: With Jack and Jill door.

BEDROOM TWO: 4.22m x 3.45m (13' 10" x 11' 4")

OUTSIDE

COMMUNAL AND PRIVATE GARDENS:

GARAGE AND DRIVEWAY:

DIRECTIONS: Travelling through Farmborough on the Bath Road from the direction of Bath proceed down the hill and turn left into The Street. Take the first turning right into Brookside Drive and then a right again and the development will be found on the left.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR0861

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

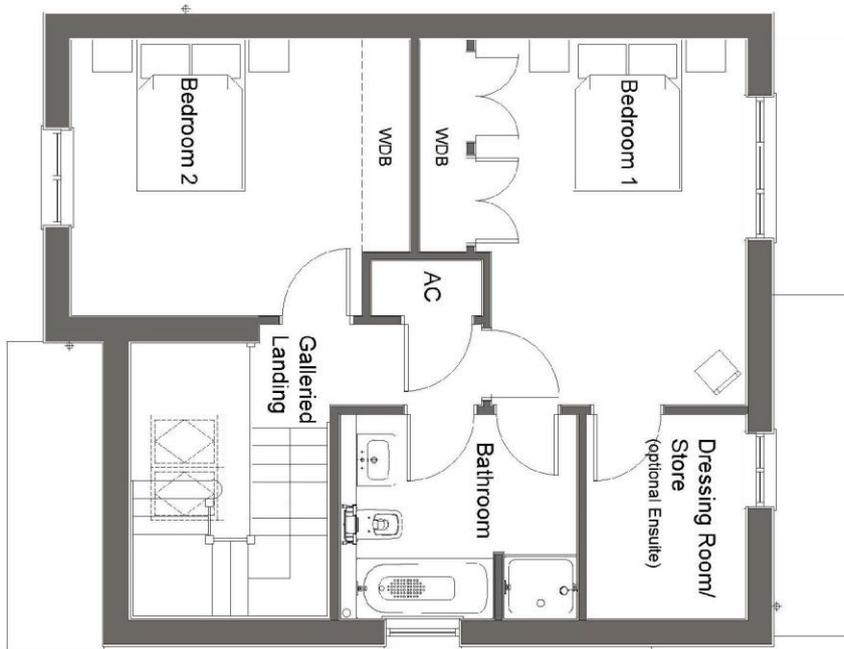




Plot 8 Ground Floor



Plot 8 First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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