



**6 Vernhamwood Close, Clarks Way, Bath,
BA2 2TT**

Fixed Price £187,500

Did you think you couldn't afford a three bedroom home in Bath any more? This 2007 built Persimmon three bedroom 813sqft mid terraced cul de sac family home is not only impeccably presented throughout but also has allocated parking, ensuite shower room, two receptions and a fabulous sunny rear garden with a grapevine. Located on the edge of the Englishcombe valley and sold under the Guinness Housing Association affordable ownership scheme (see agents notes for qualification criteria). Double glazing and gas central heating. Communal green spaces and play facilities, local amenities and bus routes nearby at Noads Corner. Sole Agents.

- Affordable housing scheme
- Three bedrooms
- Sunny rear gardens
- Allocated parking
- Two receptions



Property Description

SUMMARY/AGENTS NOTES

Please note this property is being sold under the Guinness Housing affordable housing scheme to residential buyers only. The asking price reflects 75% of the full market value - new owners (who must be owner/occupiers and live or work within BANES) will own 100% of the property but are only able to sell the house at any stage at 75% of its value. Applicants will need to be registered with the local Home Buy Agency and be able to supply us with a Help To Buy Application Reference Number (www.helptobuysw.org.uk) and a mortgage Agreement in Principle before viewings can take place. In addition, Guinness Housing will need to approve any application to purchase before solicitors are instructed. Copy application forms are held at our offices for information.

A 2007 built Persimmon three bedroom mid terraced family home, located in this sought after cul de sac on the edge of the Englishcombe valley, with allocated parking and east facing rear gardens. With accommodation briefly comprising of; entrance hall, cloakroom, sitting room, kitchen, dining room, three bedrooms (master ensuite) and family bathroom.

ENTRANCE HALL Double glazed front door, radiator, stairs to first floor, understairs cloaks/storage cupboard.

WC Double glazed front window, low level W.C, radiator, corner basin.

SITTING ROOM Double glazed front window, radiator.

KITCHEN Double glazed rear window, range of base and wall units with inset sink/drain, plumbing for washing machine, inset gas hob with hood over and oven under, wall mounted gas boiler, cupboard with pressurised hot water tank, radiator.

DINING ROOM Double glazed French doors to garden, radiator.

LANDING Loft access, radiator.

BEDROOM 1 Double glazed front window, radiator.

ENSUITE Tiled shower cubicle, handbasin, low level W.C, extractor fan, shaver point, radiator.

BEDROOM 2 Double glazed rear window, radiator.

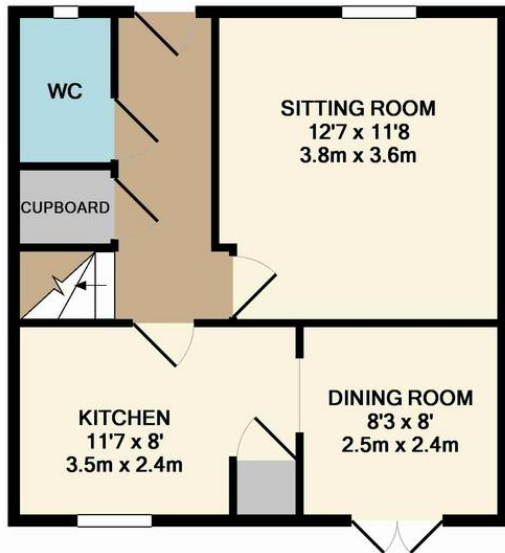
BEDROOM 3 Double glazed rear window, radiator.

BATHROOM Double glazed front window, panelled bath, low level W.C, pedestal basin, radiator, extractor fan.

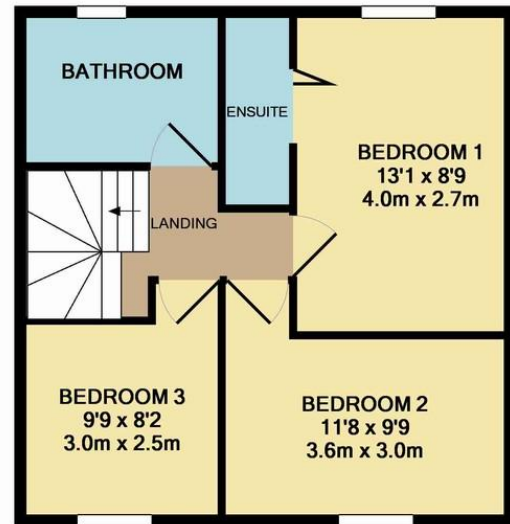
REAR GARDENS 34ft x 21ft - fences to side and rear, gated rear access, shed, patio, lawn, beds and borders, grapevine and fruit patch.

ALLOCATED PARKING SPACE One allocated space located at the end of the cul de sac, on the right hand (west side)





GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2016



Contact Details

9 Moorland Road
Oldfield Park
Bath
Avon
BA2 3PL
01225 466525

W: www.madisonoakley.co.uk

E: info@madisonoakley.co.uk

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements