

whiteley helyar



1,302 ft²



3 bedrooms plus
an office



2 bathrooms



garage and
driveway parking

Guide Price £875,000

New Bungalow at Victory Close, Bannerdown Drive, Bath, BA1 7JW

Brief, preliminary particulars of a fabulous detached bungalow in landscaped gardens within this highly sought after and peaceful 'no through', select private road. With completion anticipated for Spring 2024, the bungalow is one of 5 under construction by local builders, Charlcombe Homes Bannerdown Ltd. Built to a particularly high specification and finish, the property carefully combines this with a very high energy efficiency, solar panels, double glazing and an air source heat pump to achieve a predicted top level EPC rating of A.

ACCOMMODATION

entrance hall
kitchen dining room with doors to the garden
generous living room again with doors to the garden
utility room and separate cloakroom

bathroom and en-suite bathroom with separate shower
three double bedrooms
office/bedroom 4
garage with electric door and further driveway parking

LOCATION

The bungalows occupy a very convenient and popular position, within walking distance of the doctors surgery, chemist, vets, post office, take-away, shops, pub, churches, 2 excellent schools and other amenities both in Batheaston and Bathford villages. Walks through open countryside, across Bannerdown Common and along the Kennet and Avon Canal are close at hand, swift access to the M4 is available (to both Bath and Chippenham junctions) without having to cross the city and the properties well served by buses (from the end of the road and on the High Street) to the centre of Bath - about 3 miles away.

