



| | South Stoke | BA2 7DW

£2,500 Per month

PLE | Property  
Link Estates

|

South Stoke | BA2 7DW

£2,500 Per month

EPC Band: **C** | Council Tax Band: **D**

Four bedroom family home located in South Stoke. Available from mid December. A well behaved consider.

Nestled in the charming village of South Stoke, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. With a generous area of 1,572 square feet, the property boasts a very inviting reception room with exceptional views, and open plan kitchen dining, providing ample space for relaxation and entertaining guests.







**Floor Plan**

**Church View, South Stoke BA2 7DW**

**Ground Floor Area**  
82.8 sqm  
891 sqft

Bedroom 2.69 x 3.52m  
8'8" x 11'6"  
Bedroom/Study 2.65 x 4.76m  
8'7" x 15'6"

Dining Room 3.34 x 3.76m  
11' x 12'3"

Kitchen 3.34 x 3.76m  
11' x 12'3"

Living Room 3.59 x 5.24m  
11'8" x 17'2"

**First Floor Area**  
55.6 sqm  
599 sqft

Bedroom 2.73 x 4.73m  
9' x 15'6"

Bedroom 3.69 x 6.61m  
12'1" x 21'7"

Garage 12.9 sqm  
150 sqft

**Total Area**  
(excluding garage)  
138.4 sqm  
1490 sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

30 Charles Street  
Bath  
BA1 1HU  
01225 447 440  
bath@propertylinkestates.com  
propertylinkestates.com