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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

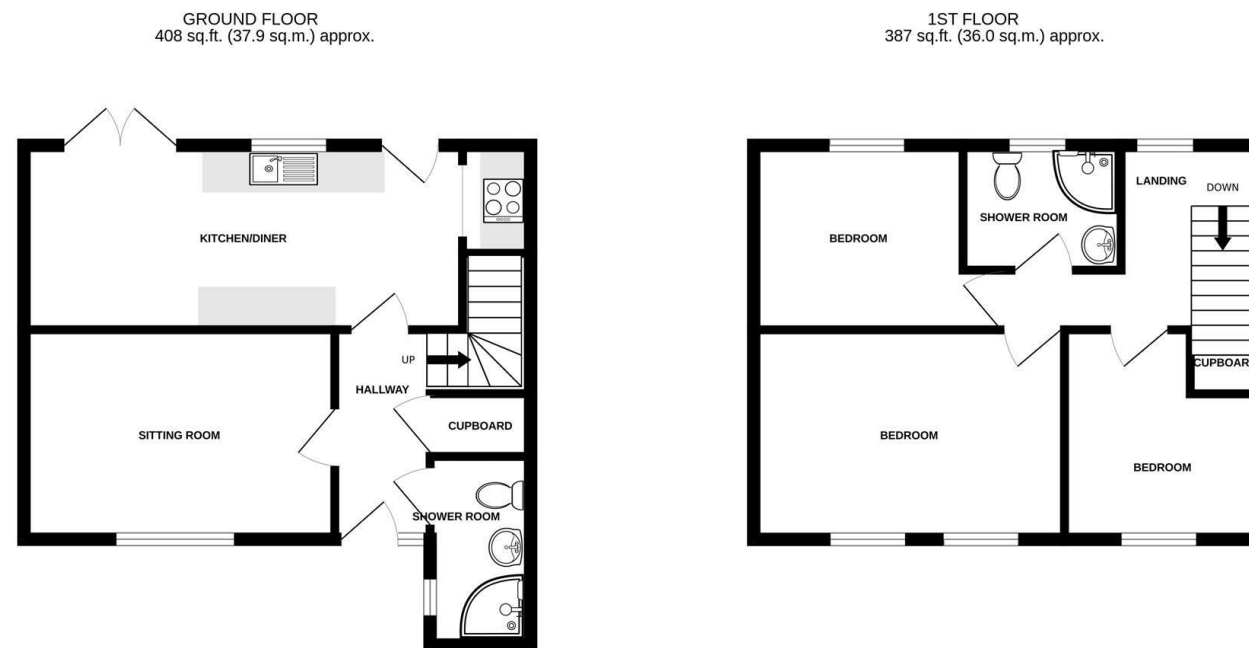
34 Down Avenue, Combe Down, Bath, BA2 5QJ



£350,000

A well located three bedroom end terrace property which is very well presented with shower rooms on the ground floor and first floor and an excellent kitchen diner space.

- Very well presented
- Kitchen diner space
- Ground floor and first floor shower room
- No onward chain
- Three good bedrooms
- Low maintenance rear garden
- Rear hardstanding



TOTAL FLOOR AREA: 795 sq.ft. (73.9 sq.m.) approx.
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34 Down Avenue, Combe Down, Bath, BA2 5QJ

A beautifully presented end terraced home situated in the highly desirable area of Coombe Down. Ideally located for St Martin's Hospital and just two miles from the centre of Bath, the property also benefits from close proximity to open green spaces.

Upon entering, you are welcomed by a light and airy hallway. To the left is a generously sized sitting room, while to the right is a stylishly presented shower room. The hallway also features a useful utility cupboard. To the rear of the property is an impressive full width kitchen/diner, offering an excellent entertaining space with direct access to the garden.

The first floor comprises three well proportioned bedrooms along with a further contemporary shower room, all finished to a high standard.

Externally, the rear of the property is thoughtfully arranged into two sections, including a garden area and a separate hardstanding space.

Coombe Down is a charming suburban village just south of Bath, renowned for its peaceful atmosphere and strong sense of community. Set on a limestone plateau, it enjoys scenic views over the surrounding countryside while remaining conveniently close to the city centre.

The area is particularly popular with families and professionals, offering excellent local schools, green spaces, and a village like feel. Residents benefit from a range of local shops, cafés, and amenities, as well as easy access to Bath's renowned attractions such as the Roman Baths and the Royal Crescent.

Overall, Coombe Down combines historic charm with modern convenience, making it one of Bath's most sought-after residential locations.

ENTRANCE HALL

Entrance via a uPVC front door with a frosted double glazed side window. There is a useful utility cupboard fitted with a laminate worktop, space and plumbing for a washing machine, and housing the electric consumer unit.

SHOWER ROOM 2.57 x 1.13 (8'5" x 3'8")

Double glazed frosted window. Corner shower enclosure with a glass sliding door and thermostatic shower. Vanity unit with inset basin and mixer tap. Low level WC. Chrome heated towel rail. Laminate flooring with partially tiled walls.

SITTING ROOM 4.16 x 2.82 (13'7" x 9'3")

Double glazed window enjoying a front aspect, with laminate flooring and a radiator.

KITCHEN DINER 5.90 x 2.48 (19'4" x 8'1")

A fantastic full width space, ideal for modern living and entertaining. The dining area features double glazed doors opening onto the garden, while the kitchen benefits from a further double glazed door and window, allowing an abundance of natural light.

The kitchen is well equipped with a range of grey fronted wall and base units, including cupboards and drawers, complemented by laminate worktops and a subway style tiled splashback. There is an inset stainless steel sink with mixer tap, along with a built-in electric oven, electric hob, and stainless steel extractor hood.

A perfect space for entertaining, with ample room for a dining table.

LANDING

Double glazed window to the rear aspect. Wood post with glass panel at the top of the stairs, ceiling spotlights, and loft access.

BEDROOM 4.27 x 2.92 (14'0" x 9'6")

Two double glazed windows to the front aspect and a radiator.

BEDROOM 2.80 x 2.47 (9'2" x 8'1")

Double glazed window with a rear aspect. Radiator.

BEDROOM 2.54 max x 2.92 max (8'3" max x 9'6" max)

Double glazed window with a front aspect. Radiator. Useful storage cupboard.

SHOWER ROOM 2.12 x 1.53 (6'11" x 5'0")

A modern bathroom featuring a corner shower with curved glass sliding doors and thermostatic shower, a vanity sink, and low level WC. Part tiled walls and laminate flooring, complemented by a double glazed frosted rear window, extractor fan, and chrome heated towel rail.

GARDEN

The property benefits from a thoughtfully split garden. The rear is designed for low maintenance living, with fencing to one side, a wall to the other, and a gated section halfway down leading to a hardstanding area with open rear access ideal for additional parking or storage.

The front garden is enclosed by a dwarf wall, featuring a stone chipped layout and a pathway leading to the front door, providing a neat and welcoming entrance.

TENURE

Freehold.

COUNCIL TAX BAND

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All mains services connected.

Broadband: Ultrafast 1000 mps. Source: Ofcom.

Mobile phone signal EE O2 Three Vodafone. all good outdoor signal. Source: Ofcom.

