



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Countess Chapel Trafalgar Road, Weston, Bath, BA1 4EW



£349,995

A rare opportunity to buy part of a converted chapel in the heart of Weston Village. Offering single storey accommodation with a courtyard rear garden.

- Stunning Grade II listed conversion of the left wing of the chapel
- Contemporary design whilst maintaining charm and character of the chapel features
- Pretty westerly direction courtyard style garden
- Royal United Hospital 0.3 miles
- Open plan modern layout
- 30 minute walk to the centre of Bath
- Close to local shops and amenities
- Central to Weston Village
- Weston Recreation Ground only 5 minutes away

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# 1 Countess Chapel Trafalgar Road, Weston, Bath, BA1 4EW

An opportunity to buy an historic Grade II listed chapel which is in the heart of Weston Village.

Nestled on the charming Trafalgar Road in Bath, this delightful single-storey home offers a perfect blend of character and modern living. With two inviting bedrooms and a well-appointed shower room, this property is ideal for those seeking a comfortable and stylish residence.

As you enter, you are welcomed by a hallway off which the bedrooms and shower room are located and leads seamlessly into an open-plan living area, creating a warm and inviting atmosphere. The design encourages a sense of togetherness, making it perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the enclosed courtyard garden to the rear. This private outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues, providing a tranquil retreat from the hustle and bustle of city life.

The location is particularly advantageous, as it offers easy access to Bath's vibrant city centre. Residents can enjoy the rich history, cultural attractions, and a variety of shops and restaurants that this beautiful city has to offer, all just a short distance away.

Weston Village is close by with with eclectic mix of shops including cafes, takeaways, bakery and a pharmacy.

This charming house is a wonderful opportunity for anyone looking to embrace the unique lifestyle that Bath provides. With its characterful features and convenient location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your new home.

In fuller details the accommodation comprises ( all measurements are approximate ):

## ENTRANCE HALL

The long hallway with a wood floor gives access to all the accommodation. There is a utility cupboard which houses the boiler and there is plumbing for a washing machine.

## BEDROOM 1 3.66m x 2.29m (12' x 7'6)

Stunning mullion stone window with a further Velux style window making it a light and airy bedroom. Radiator.

## SHOWER ROOM 3.05m x 2.06m (max) (10' x 6'9 (max))

A spacious and luxury shower room with a Velux style window. It is well designed offering a generous walk-in shower incorporating tiled walls, wall mounted wash hand basin with a tile splash back and a low level W

## BEDROOM 2 3.18m x 2.29m (10'5 x 7'6)

A further delightful bedroom with an internal mullion stone window and a further Velux style window. Radiator.

## OPEN PLAN LIVING SPACE

## KITCHEN AREA 3.61m x 3.56m (11'10 x 11'8)

A well designed kitchen with ample wall and base storage

units with a mixture of cupboards and drawers. The laminate worktops are complimented by a tiled splash back. The modern design kitchen houses a built-in under worktop oven, gas inset hob with a cooker hood above. There is also a built in dishwasher and fridge freezer. The wood flooring flows throughout the open plan space and natural light is provided with a Velux style window. There is ample space for a dining table for entertaining as part of the kitchen area.

## SITTING AREA 3.53m x 3.48m (11'7 x 11'5)

The sitting area makes a lovely light space to entertain in with the advantage of the full height sliding doors that lead out to the garden. Wood flooring continues from the kitchen area.

## OUTSIDE

### FRONT GARDEN

A metal gate leads to a pathway and onto the front door with flower beds to the left. Space is provided for recycling bins.

### REAR COURTYARD GARDEN

Set up to be low maintenance but a perfect space to enjoy the outside for a drink or some alfresco dining. A wall to the rear with wood privacy screening gives a secluded feel to the garden. A raised flower bed to the rear breaks up the back wall and makes for a pretty outlook from the property.

## COUNCIL TAX

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

## TENURE

Freehold.

## ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All main services connected  
Broadband. Ultrafast 1000mps Source Ofcom  
Mobile phone signal. EE O2 Three Vodafone. All likely.  
Source Ofcom

The property is located within a conservation area  
Checks for flooding should be carried out  
Some pictures are from a previous listing of the property

