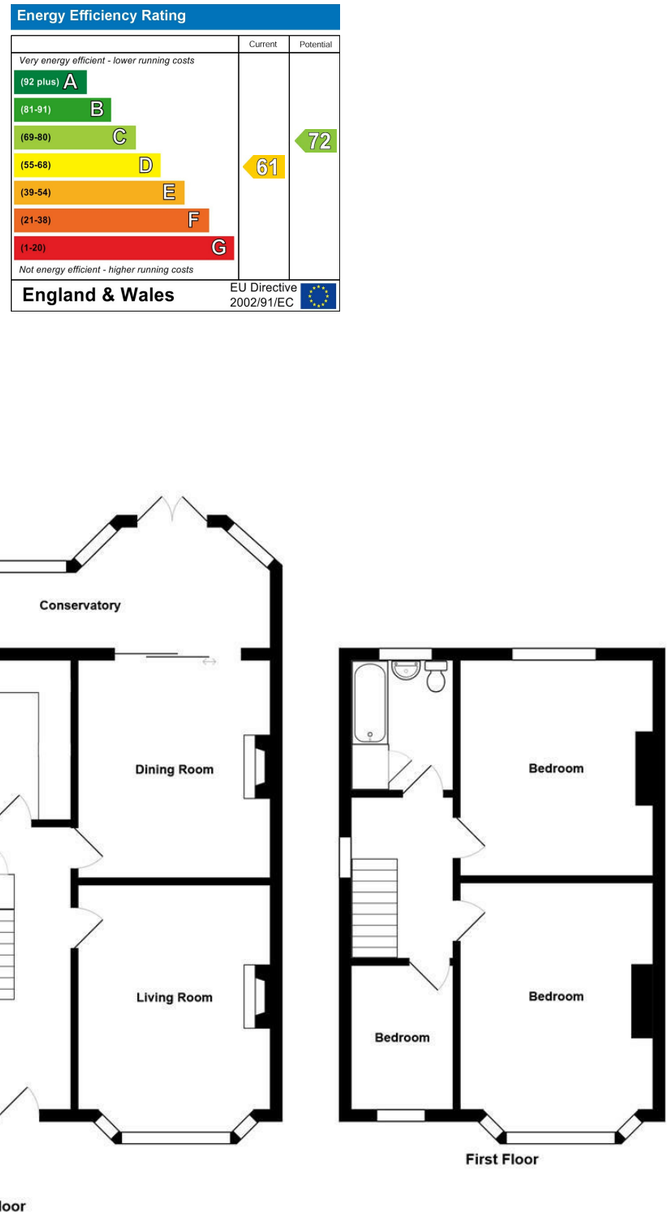


Total Area: 138.1 m² ... 1487 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: saltford@daviesandway.com

1 Bradford Road, Combe Down, Bath, BA2 5BL



Offers In Excess Of £550,000

A wonderful three bedroom semi detached home, ideally situated in a sought after location, offering three versatile reception rooms and a delightful rear garden. This attractive property provides spacious and flexible living accommodation and is offered to the market with no onward chain.

▪ No onward chain ▪ Popular location ▪ Three reception rooms ▪ Ample off street parking and a garage ▪ Lovely rear garden ▪ Three bedrooms ▪ Local amenities close by ▪ Views towards Combe Down Cricket Club ▪ Conservatory on the rear ▪ Modern bathroom

naea | propertymark PROTECTED

RICS

1 Bradford Road, Combe Down, Bath, BA2 5BL

A delightful family home situated in the highly sought after village of Combe Down, offered for sale with no onward chain.

The property is approached via a generous driveway providing ample off road parking and benefits from a convenient storm porch leading into a spacious and welcoming entrance hall.

To the front of the property is a bright and generously proportioned sitting room, flooded with natural light from attractive bay windows. The property also benefits from two further reception rooms, one of similar proportions overlooking the rear garden and a smaller reception room offering flexible accommodation, ideal as a home office, study or playroom.

The kitchen provides an excellent range of work surfaces and ample space for dining, making it a practical hub of the home. A door leads through to a conservatory spanning the full width of the property, creating a wonderful additional living space overlooking the garden. The ground floor is completed by a useful cloakroom.

Upstairs, the first floor offers three bedrooms, of which the principal bedroom enjoys pleasant views towards the cricket ground, and a modern family bathroom.

Outside, the rear garden is beautifully arranged with a formal lawn and patio area, while the far end is currently laid out as a productive vegetable garden. The property also benefits from a garage and is offered with the significant advantage of no onward chain.

Combe Down is one of Bath's most desirable residential locations, offering the perfect balance of village charm and city convenience. Situated approximately two miles south of Bath city centre, the village enjoys a strong sense of community while providing excellent access to the city's extensive amenities.

The village itself offers an excellent range of everyday facilities, including independent shops, cafés, a doctor's surgery, pharmacy, post office and a popular delicatessen. There are also several well regarded public houses and restaurants, together with the open green spaces of Firs Field and the neighbouring National Trust countryside, providing superb opportunities for walking and outdoor recreation.

Combe Down is particularly popular with families due to its excellent selection of highly regarded schools, including Combe Down Primary School, Ralph Allen School and Beechen Cliff School, as well as easy access to Bath's renowned independent schools.

The UNESCO World Heritage City of Bath offers an outstanding choice of shopping, restaurants, cultural attractions and leisure facilities. Bath Spa railway station provides high-speed services to London Paddington in approximately 75 minutes, while the nearby A36 and A46 offer convenient links to the M4 motorway, Bristol and the surrounding areas.

Combining an attractive village atmosphere with excellent amenities, outstanding schooling and superb transport connections, Combe Down remains one of the most sought-after locations in and around Bath.

ENTANCE HALLWAY
Entered via a timber two panel glazed front door into a spacious and welcoming entrance hall. A staircase rises to the first floor with a useful understairs storage cupboard beneath. Character features include picture rails, while two radiators provide warmth throughout the space.

SITTING ROOM 4.92 into bay x 3.64 (16'1" into bay x 11'11")
A lovely, light filled reception room featuring a double glazed bay window that floods the space with natural light. A gas fireplace with a timber surround and marble hearth provides an attractive focal point, while character picture rails add further period charm. Radiator.

BACK RECEPTION 4.12 x 3.64 (13'6" x 11'11")
A well proportioned reception room with double glazed patio doors opening into the conservatory. An attractive fireplace with a timber surround, marble hearth and marble back provides a charming focal point. Character picture rails enhance the room, and there is a radiator.

THIRD RECEPTION / OFFICE 3.46 x 2.00 (11'4" x 6'6")
A versatile room with a double glazed window to the front aspect, making it ideal as a home office, study or hobby room. Radiator.

KITCHEN 3.02 x 4.22 (9'10" x 13'10")
Fitted with a range of white fronted wall and base units comprising cupboards and drawers with laminate work surfaces over and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap. Integrated appliances include an oven, stainless steel cooker hood and fridge, while a tall larder cupboard houses the boiler.

A double glazed window overlooks the rear garden, complemented by a frosted double glazed window to the side, allowing for plenty of natural light. There is ample space for a breakfast table, creating a practical and family friendly layout. Finished with vinyl flooring, the room also benefits from a glazed door leading through to the conservatory.

P SHAPE CONSERVATORY 7.85 x 1.54 ext 2.51 (25'9" x 5'0" ext 8'2")
A spacious conservatory spanning the width of the property, with double glazed windows and two sets of French doors providing direct access to the rear garden. Featuring a tiled floor and a Perspex roof, this versatile space also benefits from plumbing for a washing machine, space for a tumble dryer, and a range of storage cupboards with work surfaces over.

SHOWER ROOM 2.31 x 0.80 (7'6" x 2'7")
Double glazed frosted window to the side aspect. Fitted with a low level WC, wall mounted wash hand basin and a thermostatic shower with a folding shower door. Chrome heated towel rail.

LANDING
A bright and airy landing with a double glazed window to the side aspect allowing plenty of natural light. Character picture rails. Access to the loft.

BEDROOM 1 4.75 into bay x 3.65 (15'7" into bay x 11'11")
A bright and spacious principal bedroom featuring a double glazed bay window with delightful views towards the cricket ground. Character picture rails add period charm, and the room is served by a radiator.

BEDROOM 2 4.14 x 3.64 (13'6" x 11'11")
A well proportioned double bedroom with a double glazed window overlooking the rear garden. Character picture rails enhance the room, and there is a radiator.

BEDROOM 3 2.73 x 1.94 (8'11" x 6'4")
A well proportioned bedroom with a double glazed window to the front aspect, allowing plenty of natural light. Character picture rails add to the room's appeal, while a radiator completes the accommodation.

BATHROOM 2.46 x 1.94 (8'0" x 6'4")
A modern family bathroom with a double-glazed frosted window to the rear aspect. Fitted with a panel enclosed bath featuring mixer taps, a thermostatic shower over and a glazed shower screen. Contemporary vanity unit incorporating a wash hand basin with storage beneath and a concealed cistern WC. Partly tiled walls, chrome heated towel rail, recessed ceiling spotlights, laminate flooring and a useful storage cupboard.

OUTSIDE

GARAGE
Single garage with an up-and-over door to the front, together with personal access doors to the side and rear.

FRONT
The front garden is enclosed by a low level stone wall with fencing and mature hedging to the boundaries. A block-paved driveway provides ample off road parking and is complemented by attractive flower borders. A covered storm porch with a tiled floor offers a welcoming entrance to the property

REAR GARDEN
The rear garden is a particular feature of the property, with a paved patio immediately outside the house providing an ideal space for al fresco dining and entertaining. Beyond is a well maintained lawn bordered by mature plants and shrubs, creating an attractive and private setting.

The garden is enclosed by fencing to the boundaries and benefits from rear access to the garage. A charming pergola draped with mature wisteria provides a delightful focal point and a shaded seating area.

To the far end of the garden is a substantial vegetable plot, ideal for keen gardeners, together with a greenhouse and a garden shed offering excellent storage.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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
Mobile phone EE O2 Three Vodafone All good indoor and outdoor signal
Broadband 5500mps source Ofcom



















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