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20 Englishcombe Lane, Bath, BA2 2ED



Guide price £525,000

A traditional bay fronted 1930's semi detached house in a much sought after elevated position with widespread views across the City of Bath and surrounding countryside.

- Available With No Upward Sales Chain And Scope for Updating & Modernisation
- Porch & Entrance Hall
- 2 Reception Rooms
- Conservatory
- Kitchen
- Utility Area & Downstairs Cloak/WC
- 3 Bedrooms
- Bathroom
- Driveway Parking & Single Garage
- Established Gardens To The Front & Rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 110.7 m<sup>2</sup> ... 1191 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## 20 Englishcombe Lane, Bath, BA2 2ED

This classic double bay fronted semi detached house originally dates from the 1930's and enjoys a much sought after position on Englishcombe Lane with widespread views across the City of Bath and surrounding countryside. The house offers scope for an ingoing purchaser to update and modernise the accommodation to suit their own requirements although it is ready to live in as it stands. Its traditionally arranged accommodation with two reception rooms, conservatory, kitchen, utility space and cloakroom with wc on the ground floor and three bedrooms and bathroom at first floor level. There is the advantage of a long driveway providing off street parking leading to a single garage with established gardens to both front and rear.

Englishcombe Lane lies on the southern side of the City just above Bear Flat where there are a good range of day to day amenities and just 1.5 miles from the City Centre with its renowned shopping, cultural and recreational facilities and main line train station.

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

### GROUND FLOOR

uPVC double doors to

### PORCH

Tiled floor, fitted cupboard, glazed inner door with matching side and top screens leading to

### HALLWAY

Staircase leading to first floor, understairs storage cupboard with window. Radiator.

### SITTING ROOM 4.27m into bay x 3.71m (14'0" into bay x 12'2")

Double glazed bay window to front aspect with views across the City. Two radiators, picture rail, polished marble fireplace with living flame gas fire.

### DINING ROOM 3.95m x 3.42m (12'11" x 11'2")

Radiator, picture rail, double glazed french doors and side window leading to conservatory.

### CONSERVATORY 2.10m x 3.0m (6'10" x 9'10")

uPVC framed and double glazed with polycarbonate roof. Tiled floor, radiator, fitted blinds, opening windows and door to garden.

### KITCHEN 2.86m x 2.14m (9'4" x 7'0")

Double glazed window to side aspect. Fully tiled walls. Furnished with a range of oak fronted wall and floor units with rolled edged worksurfaces and inset one and a quarter bowl sink unit with mixer tap. Wall hung Ideal gas fired boiler.

### UTILITY/REAR PORCH 2.30m x 2.0m (7'6" x 6'6")

Tiled floor, double glazed window and double glazed door to outside.

### CLOAK/WC (INCLUDED IN UTILITY AREA MEASUREMENTS)

With low level wc.

### FIRST FLOOR

Access to roof space. Double obscure glazed window to side aspect. Airing cupboard with hot water cylinder.

### BEDROOM ONE 4.32m into bay x 3.71m (14'2" into bay x 12'2")

Double glazed window to front aspect with superb views across the City of Bath and surrounding countryside. Radiator, picture rail.

### BEDROOM TWO 3.95m x 3.71m (12'11" x 12'2")

Double glazed window overlooking the rear garden. Radiator. Fully tiled shower enclosure with Triton shower.

### BEDROOM THREE 2.51m x 1.94m (8'2" x 6'4")

Double glazed window to front aspect with views across the City. Radiator.

### BATHROOM

Double obscure glazed window to side aspect. Suite of bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Fully tiled walls, radiator.

### OUTSIDE

#### FRONT GARDEN

To the front of the property is a stone walled boundary Englishcombe Lane. The elevated plot offers lovely views across the City.

The garden is laid to lawn with flower and shrub beds and a magnolia tree.

#### REAR GARDEN

The rear garden is approximately 11.5m (37ft) deep x 8.5m (27ft) wide. It comprises a paved patio and lawned garden with cultivated borders and an apple tree. A timber garden shed and aluminium framed greenhouse are included in the sale.

#### GARAGE

A driveway provides off street parking for a number of vehicles and leads to a single garage.

#### TENURE

The property is Freehold.

#### 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 D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

