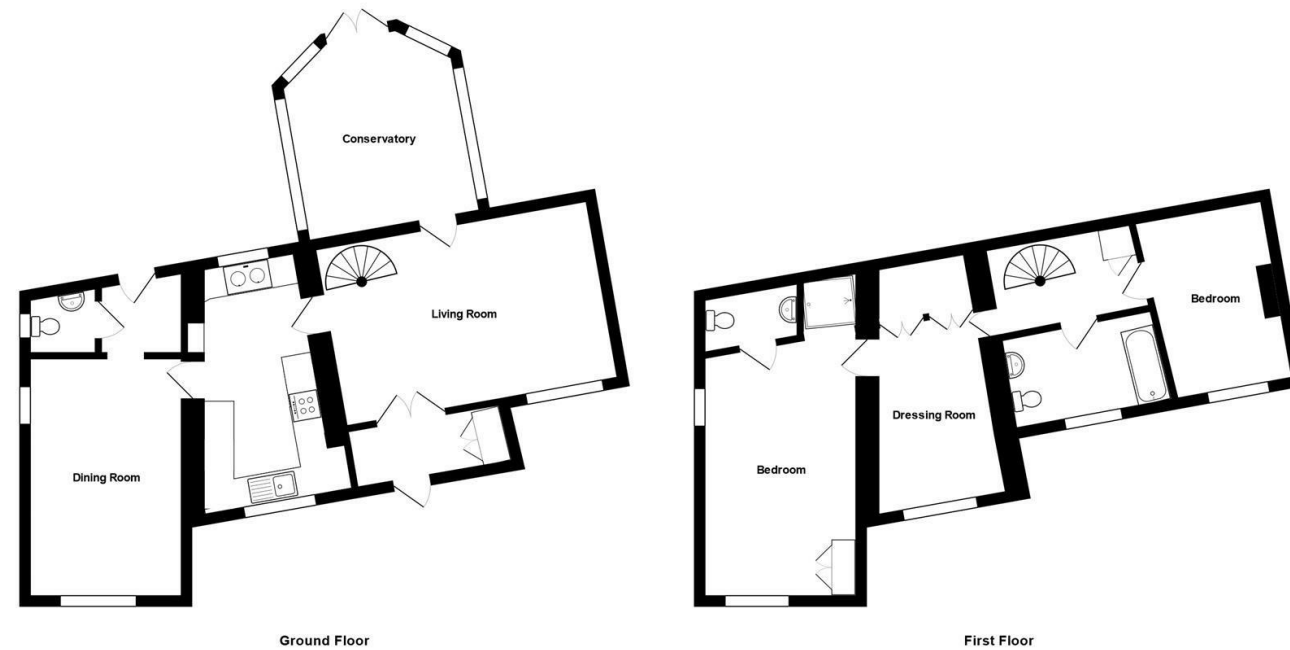


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 132.4 m² ... 1425 ft²
All measurements are approximate and for display purposes only.

Little Bob Wells Road, Corston, Bath, BA2 9AY



Guide Price £475,000

'Little Bob' a delightful detached stone built country cottage situated in the popular village of Corston just outside of the Georgian city of Bath.

- Detached Period Cottage With Charm And Character
- Sought After Village 4 Miles From Bath
- Character Features Including Exposed Beams And Inglenook Fireplace
- 2 Reception Rooms
- 17ft Kitchen
- Conservatory
- Ground Floor Cloak/WC
- 2/3 Bedrooms
- Ensuite Cloakroom And Family Bathroom.
- Mature Gardens, Driveway and Parking

Little Bob Wells Road, Corston, Bath, BA2 9AY

Little Bob is a charming detached cottage that reputedly takes its name from the church bell at the village church which lies just across the road. The property has stone walls beneath a traditional clay tiled roof and offers cosy accommodation of good proportions with scope for some updating to individual tastes although ready to move into and available with no onward sales chain.

The porch has a storage cupboard for coats and shoes. The living room features a beamed ceiling, stone inglenook fireplace and fitted dresser. A large conservatory overlooks the rear garden. The kitchen runs the full depth of the property with a door leading to a separate dining room. A utility/lobby area and a cloakroom completes the ground floor accommodation.

The first floor is approached via a spiral staircase to the landing. The main bedroom has an ensuite cloakroom and a dressing room which could be subdivided to provide a third bedroom or study. There is a second double bedroom and a bathroom.

Externally, the rear garden is fully enclosed and well stocked with shrubs, making it private. There is a beautiful wooden framed covered gazebo which is an ideal spot to enjoy the gardens and eat outside in the warmer months. To the side is a brick built shed with power and light. The front garden is of a good depth with a driveway that has an open area near the house in which to turn or allow more parking. A small area of trees gives privacy and softens the outlook.

Corston is a popular village community approximately 4 miles to the west of the City of Bath. It has a village shop, parish church and village hall with a wider range of amenities available at the nearby village of Salford while the Waitrose food store at Keynsham is 3.6 miles away.

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door and window to the front aspect, internal stained glass window to side aspect, wall light, radiator and tiled flooring. Double shelved cupboard with bi-fold doors.

LIVING ROOM 5.74m x 3.84m (18'9" x 12'7")

Double glazed window to front aspect and doors to the conservatory. Exposed ceiling beams, two wall lights, attractive stone built inglenook fireplace with an inset coal effect gas fire, radiator, fitted dresser. Spiral staircase leading to the first floor.

KITCHEN 5.31m x 2.89m (17'5" x 9'5")

Double glazed windows to the front and rear aspects, internal stained glass window, recessed spot lights, range of wall and base units with tiled splash backs and laminate work surfaces. inset sink with a mixer tap, four ring gas hob with extractor hood over, gas fired AGA, space for fridge and dishwasher. Tiled flooring.

DINING ROOM 4.89m x 3.12m (16'0" x 10'2")

Double glazed windows to front and side aspects, recessed spot lights, wall light and radiator.

UTILITY/LOBBY

Double glazed door to the rear aspect, loft hatch, recessed spot lights, wall unit, laminated work surface, space for fridge freezer and washing machine. Tiled flooring.

CLOAKROOM

Double glazed window to the side aspect, recessed spot lights, partially tiled walls, low level WC and wall mounted wash basin. Radiator and tiled flooring.

CONSERVATORY 3.89m x 3.48m (12'9" x 11'5")

Double glazed French doors to the rear aspect, double glazed door to the side aspect and double glazed windows. Polycarbonate roof. Laminate flooring.

FIRST FLOOR

LANDING

Loft hatch with a pull down ladder and storage cupboard with shelving.

BEDROOM 1 5.78m x 3.16m (18'11" x 10'4")

Double glazed windows to front and side aspects, painted ceiling beams, recessed spot light, fitted cupboard. Radiator. Fitted shower cubicle with tiled walls, extractor fan and electric shower.

EN-SUITE CLOAKROOM

Extractor fan, partially tiled walls, radiator, low level WC, vanity unit with a wash basin. Vinyl floor.

DRESSING ROOM/BEDROOM 3 2.86m x 2.15m (9'4" x 7'0")

Double glazed window to the front aspect, recessed spot lights, two fitted wardrobes with shelving one housing a wall mounted Worcester boiler. Radiator. This room could be divided to provide a separate single bedroom or study

BEDROOM 2 3.88m x 2.99m (12'8" x 9'9")

Double glazed window to front aspect, radiator and a range of fitted wardrobes.

BATHROOM

Double glazed window to front aspect, recessed spot lights, low level WC, wash basin, bath with a shower screen and shower attachment, partially tiled walls, radiator and tiled floor.

EXTERNALLY

FRONT GARDEN

Enclosed by a wooden fence and stone wall, with open access to the front driveway that can accommodate several cars with a patio area near to the house which could also be used for parking. To the front is an area of trees giving privacy and there is a side access gate to the rear garden.

REAR GARDEN

Wooden fenced surrounds with a two side access gates. The garden has a range of mature shrubs, plants and a tree and two patio areas. There is a wooden covered gazebo from the lobby area which has power and light, making a great outdoor seating and dining area. To the side is a brick built shed with power, light and shelving. Outside tap.

COUNCIL TAX BAND

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.

TENURE

Freehold

AGENTS NOTES

Due to the nature of this sale we are unable to undertake our usual due diligence as regards the approval of sales particulars. Interested parties should make particular note therefore when viewing and satisfy themselves of any matters of importance to them.

