







## At a glance:

- Detached home
- Three bedrooms
- Garden with large salon or possible workshop/annex
- Two bathrooms
- Quiet Cul-De-Sac
- Fantastic local transport close by
- Easy maintained garden
- No onward chain



A detached home situated in a quiet cul-de-sac in the southern area of Bath. With fantastic local transport and countryside walks not far away, the property offers everything you need. Included is a large studio/workshop currently used as a salon but could be converted to many other options.

Energy Efficiency Rating C.



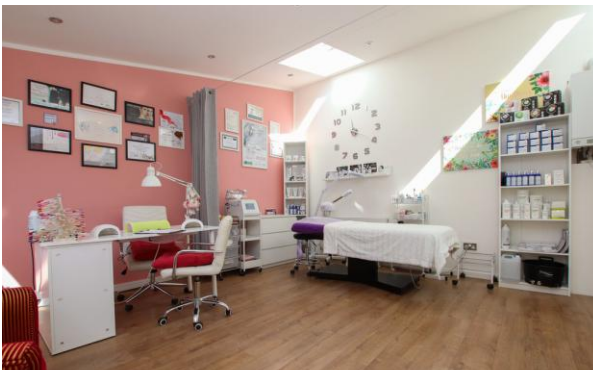
## Full Description:

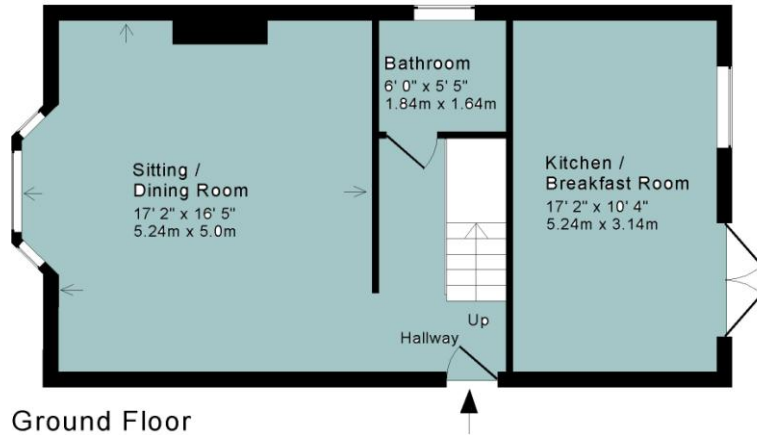
Accessing the property is gained through the side entrance and brings you directly into the entrance hall, where the staircase rises to the first floor. To the front of the property you have a large sitting room and this includes a wide splayed bay window and a stone featured wall/fireplace. This particular room offers a great amount of space and natural light due to the large window. At the back of the property is a full width kitchen/dining room which is equipped with a modern range of worktops, kitchen cabinets, integrated appliances and a breakfast bar. You can gain direct access to the rear garden through the patio doors. Also on the ground floor is the family bathroom which includes a corner panelled bath, wash basin and WC.

Upstairs on the first floor level are three bedrooms, all of which are a good size. Bedrooms one and two are both good sized double rooms, with built-in cupboards. Bedroom three is a small room with sloping ceiling and velux window. Finally, there is an upstairs shower room with wash basin and WC. You are able to gain access to the attic space via a loft hatch.

The property is set in enclosed front and rear gardens. There is a pedestrian path leading to the front door, which is shared with the neighbouring property.

The rear garden is fully enclosed and is partially decked, additionally there is an artificial grass area creating a perfect space and can be easily maintained. Now what use to be a large double garage has been converted by the current owners to make a fantastic beauty salon. They have completely renovated from top to bottom and has been finished off to a very high standard. It even has its own kitchen and shower room, so it could be potentially changed to a studio/annex.





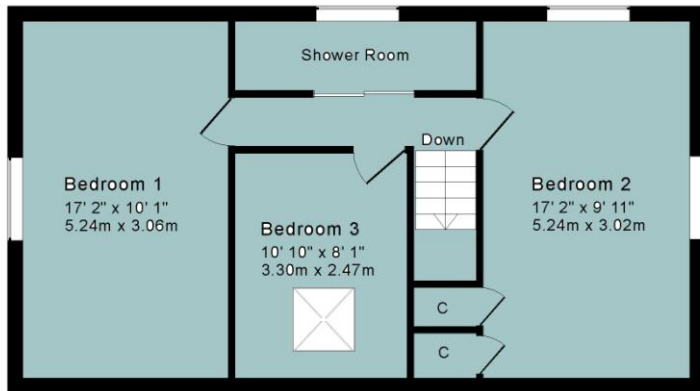
Approx. Gross Internal Floor Area House: 1,115 Sq. Ft. / 104 Sq. M  
Approx. Gross Internal Floor Area Outbuilding: 255 Sq. Ft. / 24 Sq. M

**For indicative purposes only.**

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**Outbuilding**



**First Floor**

#### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

It is understood that the property owns the lane at the side of the house, but the surrounding neighbours have a legal right of access, therefore it cannot be blocked.

Colbourne Road is a quiet cul-de-sac of modern properties tucked away off Bloomfield Road.

There are a range of shopping facilities within walking distance of this property that include a Co-op supermarket, fish and chip shop, newsagents in Upper Bloomfield Road, whilst a little further along on the crossroads of Frome Road is a bakers, chemist, hair salon and launderette.

Local schools in the area include St Martins and St Philips Primary schools and St Gregor's Roman Catholic Secondary school. Easy access can be gained to Bath City Centre through regular bus services in the area and there is easy access to main roads to both Bristol and the North Somerset market towns of Frome, Radstock and Midsomer Norton.

#### Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

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