





## At a glance:

- 1930s Semi detached home
- Three bedrooms
- Separate garage
- Amazing landscaped gardens
- Regular bus service close by
- Potential to extend (STPP)
- Close to Bear Flat amenities



A 1930s built three bedroom semi-detached home with separate garage, set on the southern slopes of Bath. The property offers an elevated position, with fields to the rear, and close proximity to Bear Flat amenities and the city centre. Potential to extend (STPP).

Energy Efficiency Rating TBC.



## Full Description:

A 1930s semi-detached house situated in an elevated position on the Wellsway. The property is set in a commanding position and enjoys wonderful views overlooking Entry Hill and fields to the rear of the property.

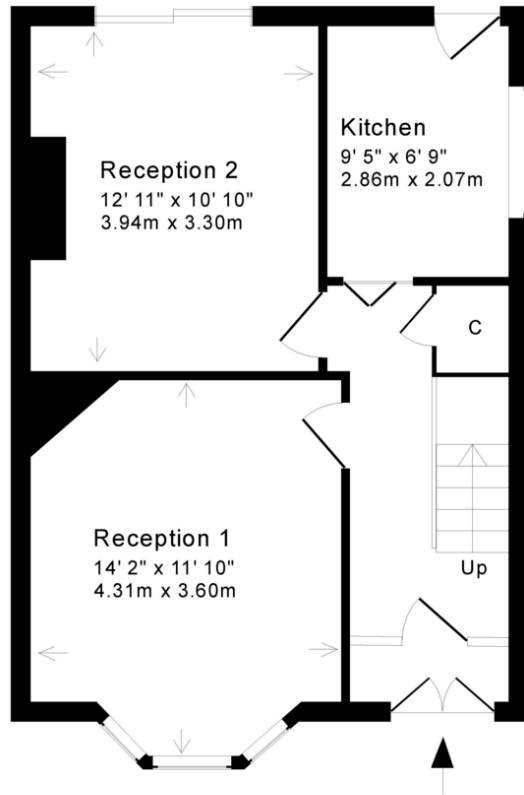
With two floors of accommodation, the house offers great potential for a family who are trying to get into the local school catchment areas. The hallway provides access to the front reception room, dining room, kitchen and stairs to the first floor. The front reception room is a good size and offers plenty of natural light through the bay window providing views across to the woodland on the fairway of the old Entry Hill golf course. The second reception room is to the rear and includes sliding doors directly out on to the large patio area. You can find a galley style kitchen next to the dining room with a range of floor and wall cupboards, plumbing for washing machine, freestanding cooker and access to the garden through the side door.

The first floor landing provides access to two double bedrooms both including built in storage/wardrobes, a single bedroom and the family bathroom. The bathroom includes a large panelled bath, with shower over, hand basin and WC.



The gardens are of a great size and start with a single garage with up and over door. The felt roof has been recently replaced. Following up the steps to the front door, the front garden consists of a meticulously pruned lawn and bedding areas. By the side of the house is a large concrete area, this could be perfect for extending the property if desired subject to all the necessary planning permissions.

To the rear is a mature, west facing, terraced garden with a pleasant private patio/pebbled area and a beautiful stone wall

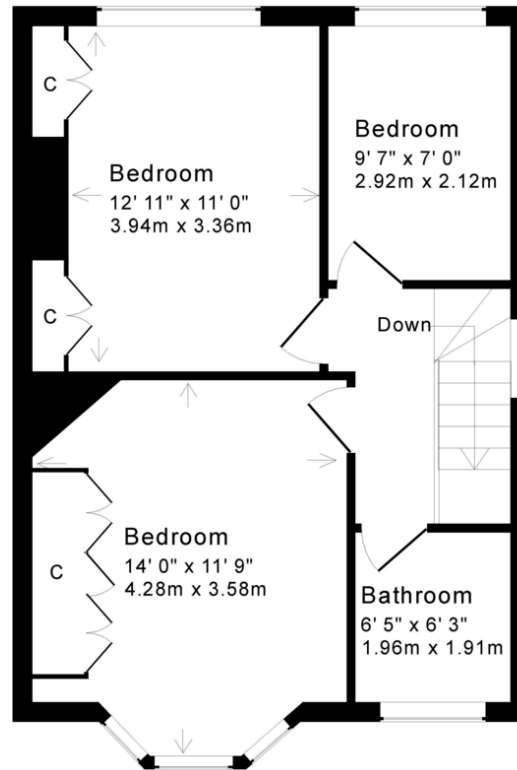


**Ground Floor**

Approx. Gross Internal Floor Area: 950 Sq. Ft. / 89 Sq. M  
Includes Conservatories and attached Garages

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**First Floor**

surround. This area is great for entertaining guests and for those summer barbeques. The current vendor has done extensive work to the rear garden and you can really see the care and attention that has been given. Leading up the stone steps, the garden leads on to different tiered sections with lawn and bedding areas. The rear garden backs on to a private field giving a sense of countryside living.

The property is situated on the southern edge of the city almost equidistant between the highly desired villages of Bear Flat and Combe Down. Both provide all the amenities and services you could require and with a Tesco and Sainsbury's supermarket nearby too. Local leisure facilities are provided by Hampset Cricket Club, Baskervilles gymnastics centre, Odd Down playing fields with its cycle track and the gorgeous Alexandra Park with its unique views of the city. There are an abundance of local schools with Beechen Cliff for boys and Hayesfield for girls, Saint Gregorys, Saint Martin's primary and Three Ways (special needs) whilst Combe Down offers co-ed in Ralph Allen, two nurseries and two primaries. The private schools of Monkton Combe and Prior Park are also within a short drive. The city centre is within walking distance, with Bath Spa station 1.5m away, and there is also a regular bus service running seven days a week very close by.

**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.

**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.

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