





### At a glance:

- Extended semi-detached home
- Three bedrooms plus study/dressing room
- Kitchen/breakfast room
- Two reception rooms
- Landscaped south facing rear garden
- Driveway with parking for two cars
- Gas Heating & Double Glazing
- No onward chain



We have to offer a fantastic extended semi-detached family home situated near the top of Southdown Road. With off street parking and a fantastic garden, the home can suit many buyers.

Energy Efficiency Rating D.



## Full Description:

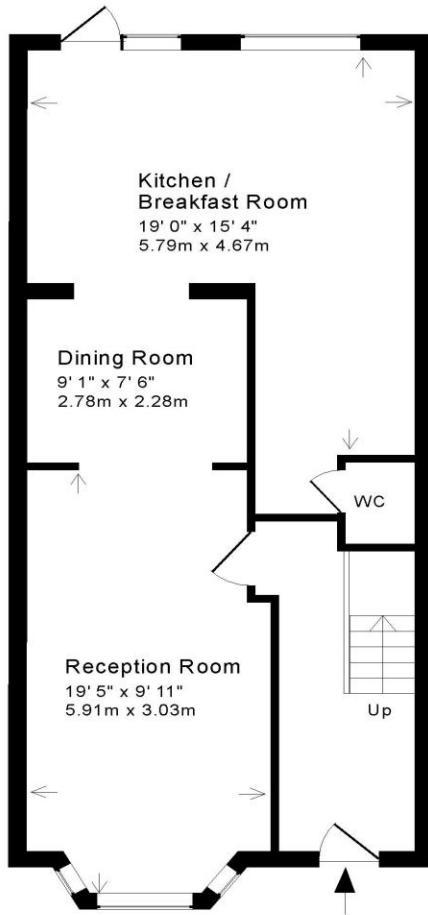
This property begins with a large gravelled driveway with enough space to fit at least two cars off the main road. Starting internally and from the entrance hall you have access to the front reception room with bay window overlooking. This particular room is a good size with electric fire place and offering plenty of natural light. The room continues through to the middle dining room and from here you can gain access to the extended part of the house to the kitchen area.

The kitchen/breakfast room offers a great space with a large breakfast bar island with seating, plumbing for washing machine, plumbing for dishwasher, sink with drainer, freestanding oven with extractor fan above and a range of floor and wall cupboards. You can also gain access to a utility/storage area and a downstairs WC.



The first floor offers three double bedrooms and a potential fourth small bedroom currently being used as a dressing room. The shower room includes a large shower cubicle, hand basin, WC and a clever built in storage area.

The south facing rear garden is fantastic and been really cared for by the current owners. Beginning

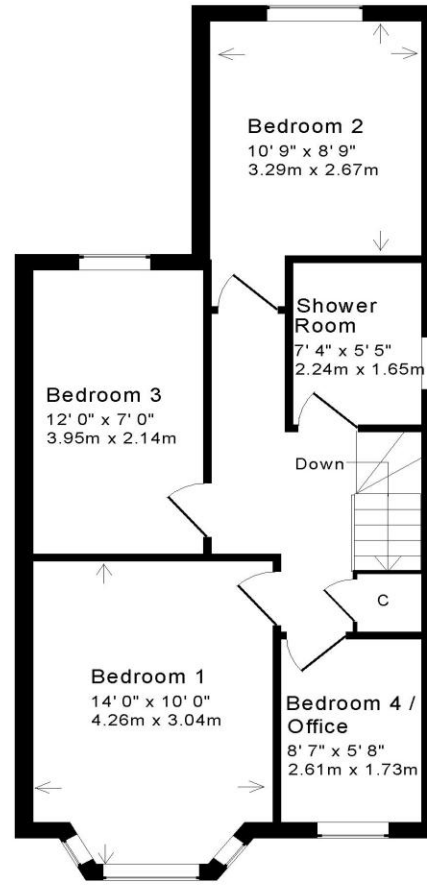


**Ground Floor**

Approx. Gross Internal Floor Area: 1,120 Sq. Ft. / 104 Sq. M  
Includes Conservatories and attached Garages

**For indicative purposes only.**

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**First Floor**

with a slate patio which includes a couple of steps leading down to the lawn. The lawn is beyond the patio and stretches to the rear where you can find a useful garden shed. This offers great potential to make a garden studio/home office. The garden also offers access through the side gate.

Southdown Road offers a variety of property styles. This semi detached family home is situated within a mile of Oldfield Park train station which runs services to Bristol Temple Meads & Bath Spa where you can connect to London Paddington. Local amenities on Moorland Road include shops, restaurants, cafe's and bars. A bus service from Southdown Road takes you into Bath city centre and the Two Tunnels Sustrans cycle network is within 1 mile. The elevation of the plot allows you to enjoy far reaching views to both the front and rear.

**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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