







### At a glance:

- Semi Detached
- Three double bedrooms
- Large double garage
- Huge garden with summer studio
- Potential to extend or further development of land SSTP
- Shops close by
- Local transport close by
- No onward chain



A semi-detached family home with off street parking, double garage and a huge garden offering potential to extend or even further development opportunities. Great access to local amenities and transport in and out of the city.

Energy Efficiency Rating D.



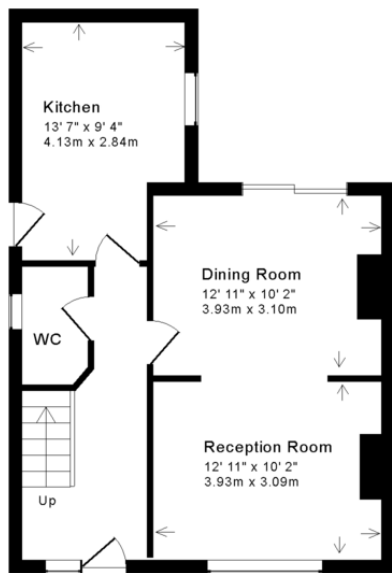
## Full Description:

A three bedroomed semi-detached family home situated close to local amenities and benefitting from off-street parking, set on Englishcombe Lane in the south area of Bath's city centre.

The accommodation comprises of: entrance hall; an open plan reception room with dining area. The front reception room includes a fire place and rear dining area which offers access to the rear garden through the patio door. A kitchen area has been fitted with a range floor and wall units, built in oven, hob, plumbing for washing machine, sink with drainer and you also have space for a small dining table. On the first floor you have three double bedrooms and the family bathroom. On this floor you can gain access to the loft through a pull down ladder. This particular room has been created for another area with built in storage included as well as a large velux window.

The garden areas are fantastic! From the start, you have the added benefit of an off-street parking space directly in front of the garage, making it the perfect space for a car or storage. The benefit of the garage area also gives you the opportunity to extend the property subject to planning permission. With all the added space, it makes this particular garden a great asset to the property. The rear garden includes a range of areas starting with a patio section with direct access from the dining patio doors.



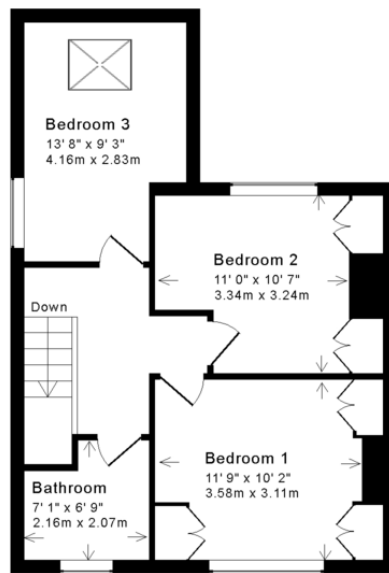


**Ground Floor**

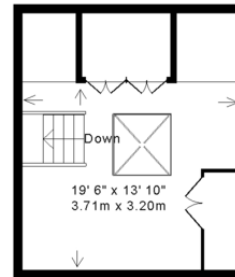
Approx. Gross Internal Floor Area: 1,160 Sq. Ft. / 108 Sq. M  
Excludes Garage

For indicative purposes only.

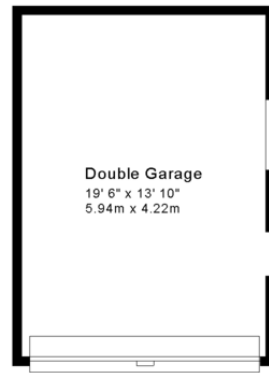
Copyright Jemesis Ltd 2022 0623



**First Floor**



**Loft Room**



**Garage**

Leading up steps you come to the large lawn area with a range of trees and plants. This space is perfect for the summer days with the family. Moving further to the back of the garden, the current vendors have created an excellent and private area for a garden studio. Previously used as a play area, this is the perfect space to create a great home office and the studio already has mains electricity. The garden also includes a few garden shed areas too. There could even be development opportunities to create a second property subject to all the necessary planning permissions.

This property is located on the southern slopes of the city. Very usefully there is a Tesco Express supermarket situated on the main road and within a short walking distance. Likewise nearby schools, churches and other necessary amenities are within close proximity, including bus services to the city. Nearby leisure facilities include Entry Hill golf course, Odd Down cycle track and the excellent Baskervilles gymnastic and fitness centre.

**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.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com