



4 Kempthorne Lane, Combe Down, Bath, BA2 5DX.



At a glance...

- A superbly-appointed modern semi
- Master bedroom with en-suite shower room
- 3 further bedrooms
- Private landscaped gardens
- 2 parking spaces
- Walking distance to shops and schools
- Offered with early vacant possession

Price £450,000

The property

This lovely, neo-Georgian style property offers stylish, immaculate accommodation and forms part of the St Martins Concordia development just off Midford Road.

It features pride of position at the beginning of a gentle crescent of Bath stone houses, each with double-glazed wooden sash windows and off-road parking spaces.

The property begins with a storm canopy and main entrance door opening to the hall. There is a downstairs cloakroom here and meter cupboard.

The kitchen/dining room is very generous with a range of wooden fronted cabinets and recessed spotlights. Integrated appliances include a waist-high oven and gas hob. There is also an integrated fridge/freezer and dishwasher.

The sitting room is also spacious, being able to accommodate settees and a small study area if required. From here, external doors lead to the rear garden.

Upstairs, the house enjoys four bedrooms and a family bathroom.

Bedroom one is a double room with plenty of integrated storage and the bonus of an en-suite shower room complete with a WC and hand-basin.

Bedroom two is also a double room with built-in wardrobe, whilst bedrooms three and four are good-sized single rooms.





The smart bathroom offers a contemporary suite of panelled bath with shower over, WC and hand-basin.

Outside, the house enjoys two parking spaces, small front and side gardens and private rear garden bounded with high fencing. This area is mostly paved with a gravelled area for easy maintenance and surrounded by mature shrubs. There is a timber garden shed and wooden summer house.

Location

Kempthorne Lane is a most desirable location off Midford Road and close to St Martin's hospital with attractive stone-face construction and arrangement in gentle terraces.

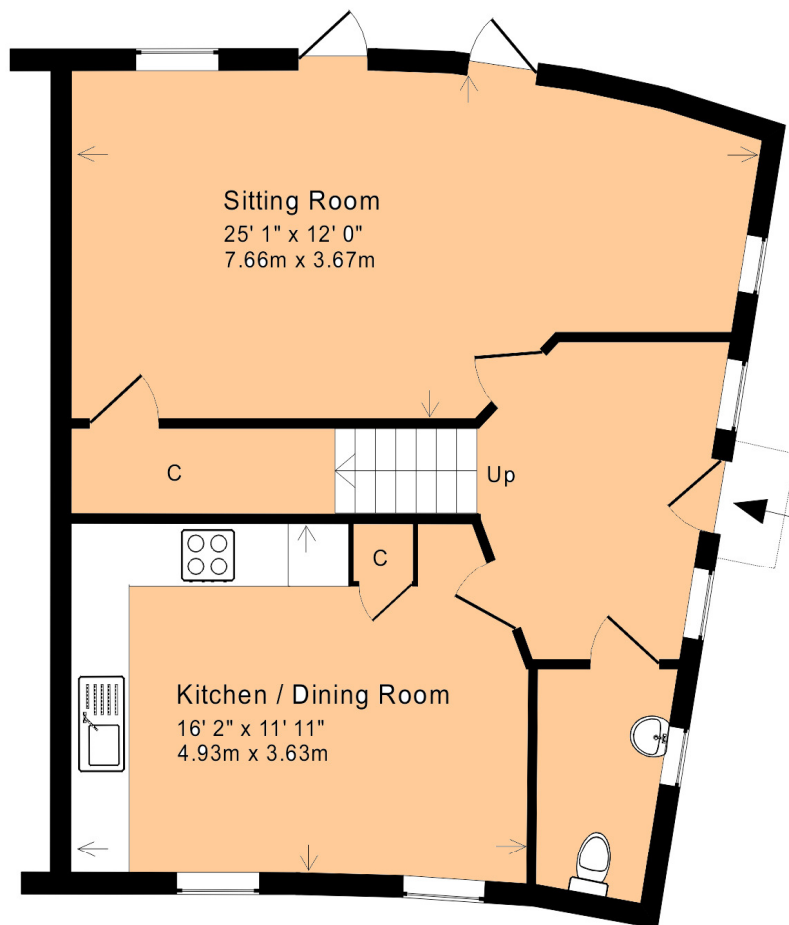
The property has excellent bus and car access to the cities of Bath and Bristol and good proximity to local schools. Recently opened is the nearby, highly popular Sainsbury's Supermarket.

Situated on the southern perimeter of Bath, beautiful country walks are available along Shepherds Walk, Horsecombe Vale and Rainbow Woods. The beautiful Southstoke village is also nearby.

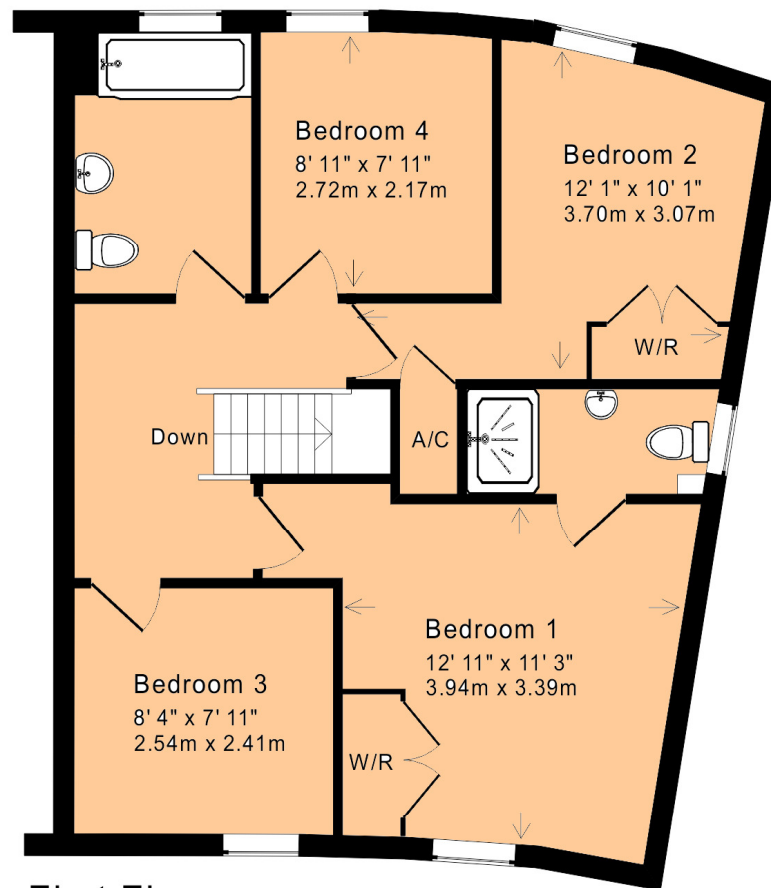
How to get there

Take the Wells Road/Wellsway A367 out of Bath. At the top of the dual carriageway section turn left into Midford Road and first right into Kempthorne Lane. The two parking spaces that go with this house are found in the first cul-de-sac and are the second double bays on the left-hand side. Number 4 is then directly in front of you.

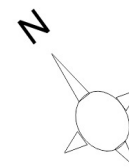




Ground Floor



First Floor



Approx. Gross Internal Floor Area: 1,245 Sq. Ft. / 116 Sq. M
Includes Conservatories and attached Garages

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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. **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. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

