



17 Stirtingale Road, Englishcombe Lane, Bath, BA2 2NF.



At a glance...

- An extended 1930s semi-detached house
- Great sized downstairs space
- Attic/4th bedroom
- Long gardens adjoining fields
- Off-street parking
- Gas central heating
- Wonderful family home

Price £410,000

The property

This large and extended semi-detached house would make a wonderful family home together with its long rear gardens and open aspect at the rear looking across fields and further over the City of Bath.

Offered with immediate vacant possession this property has accommodation over three levels.

To the front of the house is a light and airy sitting room with splayed bay window and period style fireplace.

At the rear of the house is the extended ground floor creating a large open-plan kitchen/dining and living room space. Patio doors open out onto a large decking area that makes the most of the delightful views.

To the side of the house is a useful utility/garden store space that also links the front and rear gardens.

On the first floor, there are three bedrooms and family bathroom. Two of the bedrooms are double rooms, whilst the third bedroom is a nursery room or ideally a study.

A stylish bathroom includes a panelled bath with shower over, a vanity unit incorporating a wash basin and WC with concealed cistern.

The attic has been converted into a fourth bedroom, and





would make an ideal teenager space with sloping ceilings, Velux windows and eaves storage space.

Externally, to the front of the property there is parking for one car and a small lawned area with mature border. The rear garden enjoys a raised decking area with ample space for table and chairs and a further large lawned area with mature borders.

Location

Stirtingale Road is a popular family location within reach of excellent local amenities including Bear Flat, Moorland Road shopping parade and the nearby Tesco Express.

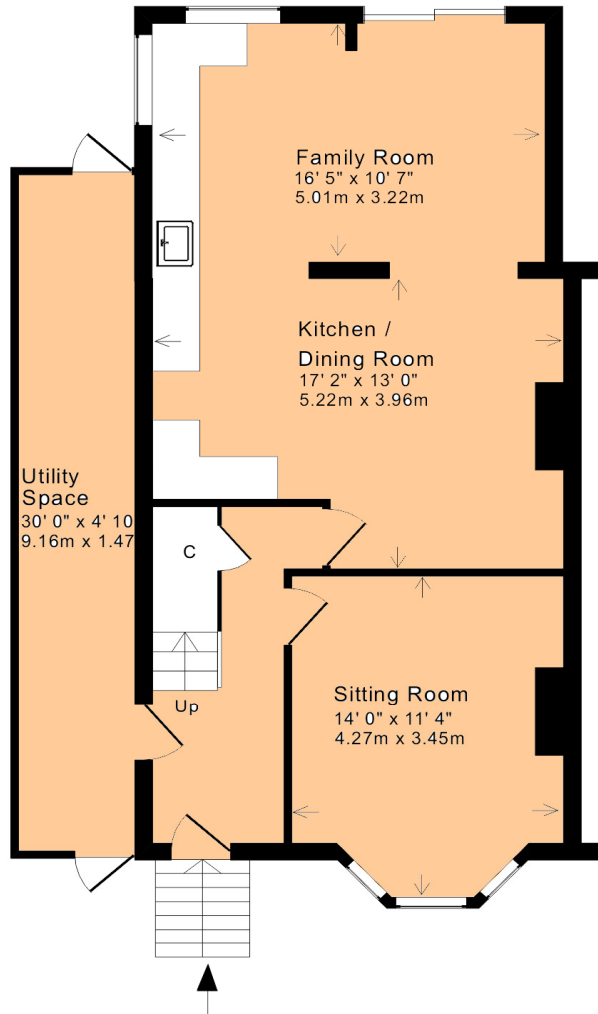
Nearby Englishcombe Lane offers superb road access to Bristol and Bath and also connects well with roads to Somerset towns and villages. There is a frequent bus service to the City, too.

A number of local schools including Moorlands, Oldfield Park, Hayesfield and Beechen Cliff are most accessible.

How to get there

On leaving Bath on the A367 Wells Road/Wellsway, on arriving at Bear Flat turn right into Bloomfield Road. Then take the third turning on the right into Englishcombe Lane and proceed for approximately $\frac{3}{4}$ mile and turn left onto Stirtingale Road. The property can then be found just past the turning for Stirtingale Avenue, on the left-hand side.





Ground Floor

Approx. Gross Internal Floor Area: 1,430 Sq. Ft. / 133 Sq. M
Includes Conservatories and attached Garages

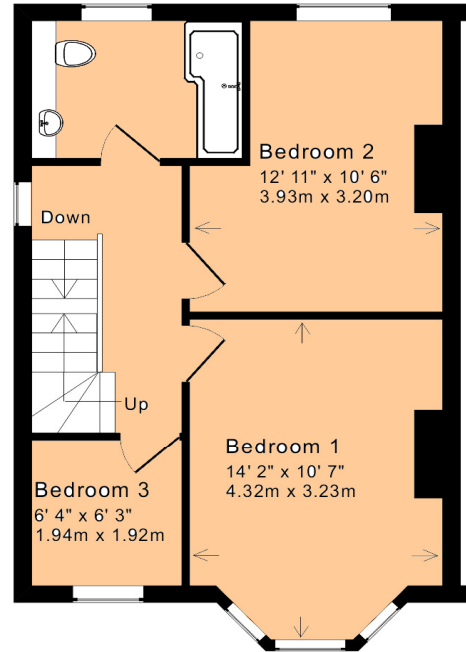
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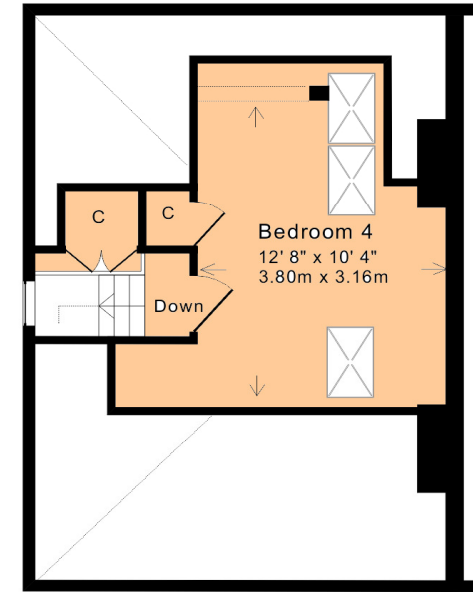
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First Floor



Attic Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		51
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		



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.