



6 Mount View, Southdown, Bath, BA2 1JX

£255,000

A perfect first home or downsize with verdant landscaped gardens, views to the rear and 676sqft of space - this solid and sensible late 1920s semi detached two bedroom house is tucked away behind St Barnabas Church and convenient for local shops/bus routes along Mount Road. Spacious sitting room, kitchen/breakfast room, W.C and storage on the ground floor. Upstairs houses two bedrooms and a neat white bathroom. Double glazing & GCH in situ, a gorgeous 30ft x 21ft garden bursting with foliage and colour, views between neighbours to Beechen Cliff and Beckfords Tower. Sole Agents

- 676sqft
- Two bedrooms
- 30ft x 21ft rear gardens
- Double glazing & GCH
- Beautifully presented



Property Description

AGENTS NOTES Before the construction of this estate in the late 1920s below the Roundhill (also known as Barrow Hill or Highbarrow Hill), this area was once used for growing teazels (*Dipsacus fullonum*), which were then used in Twerton's mills. 1839 parish field maps show the area as Short Down or Shorddown, with the next fields called Little White Down and Reedsman's Ground. The Roundhill (also called Barrow Hill) served in the past as a site where the Hundred Meeting was held. Counties were divided into regions called Hundreds and meetings took place to apply the law in each region. This practice began in Saxon times and was still in use into the 18th century.

PORCH Side lit panelled front door, side and front windows.

ENTRANCE HALL Double glazed internal door, radiator, meter/fuseboard cupboard, stairs to first floor, cloaks area.

SITTING ROOM Double glazed front window, radiator, alcove shelving.

KITCHEN/BREAKFAST ROOM Double glazed rear window, cream base and wall units with beech worktops and inset Belfast sink, inset gas hob with hood over and oven under, plumbing for washing machine, space for tall fridge/freezer, tiled floor, part tiled walls, space for dining table, radiator.

LOBBY Double glazed side door to gardens, tiled floor, access to understairs pantry cupboard.

WC Double glazed side window, radiator, low level W.C, tiled floor.

LANDING Double glazed side window, loft access.

BEDROOM 1 Double glazed front window, radiator, overstairs storage cupboard housing Vaillant gas combination boiler.

BEDROOM 2 Double glazed rear window, radiator.

BATHROOM Double glazed rear window, heated towel rail, panelled bath with electric shower over, low level W.C, pedestal basin, fully tiled walls.

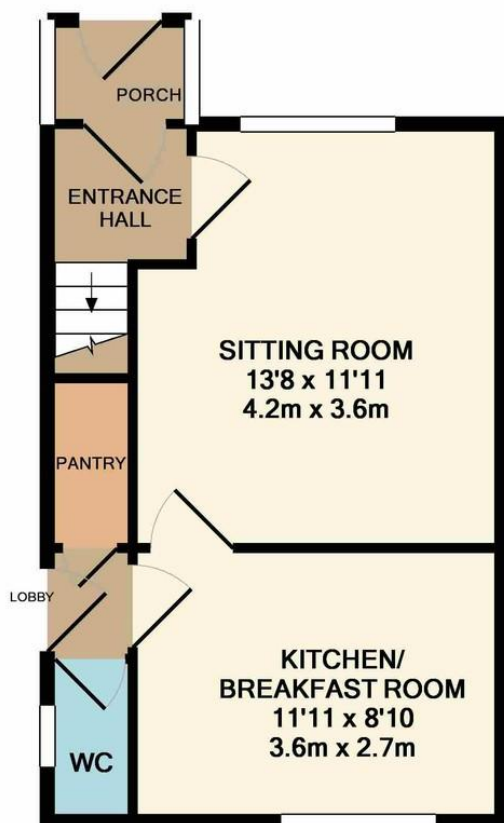
FRONT GARDEN 22ft x 19ft min

Hedges and walls to side and front, shingled for ease of maintenance. The owners have previously obtained planning permission for the creation of off street parking here but this has now lapsed.

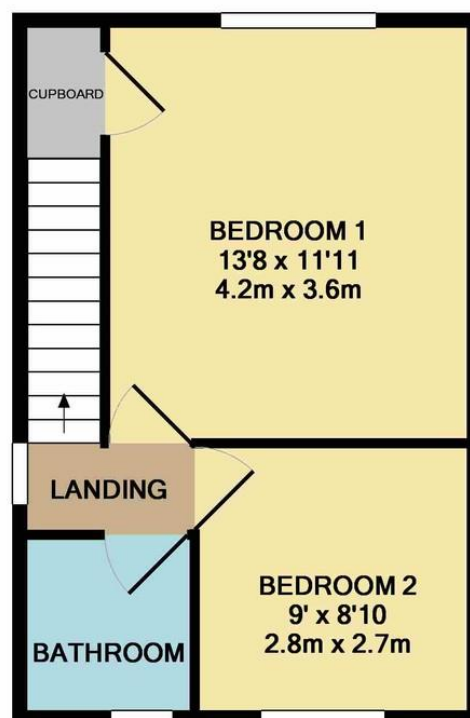
REAR GARDEN 30ft x 21ft approx

Walls and fences to side and rear. Patio adjacent to property with raised beds and borders. Artificial lawn with shed, mature trees and shrub borders.





GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements