



DAVIES
& DAVIES

20 QUARRY ROCK GARDENS, CLAVERTON DOWN, BA2 6EF

GUIDE PRICE £145,000

- TWO DOUBLE BEDROOMS
- LARGE SITTING ROOM WITH SEPARATE KITCHEN AND DINING AREA
- MOMENTS FROM THE CITY CENTRE WITH FREQUENT BUSES NEARBY
- IMMACULATE AND LARGE GARDENS TO THE SIDE AND REAR
- TRANQUIL SETTING
- DETACHED PROPERTY
- EPC RATING: TBC

DESCRIPTION

Situated within a pleasant community in a sought after and peaceful development for the Over 55's, is this spacious two double bedroom detached property. Originally built with three bedrooms, this particularly light home is presented to a good standard throughout and offers one of the largest gardens in the development, which has been well maintained and measures approximately 20' x 40'. The gardens surround the property to the side and rear, providing excellent space for someone who might appreciate outside space which could serve a mix of different uses (such as a patio, planting beds, seating areas and lawn). In addition to this there is also an elevated and completely secluded space of lawn just a few steps up at the rear of the plot which comes as a rare added bonus. There is a handy area of hard-standing situated immediately outside the front of the property.

Quarry Rock Gardens is a tranquil and beautifully manicured development of detached dwellings positioned at the top of the ever-popular Widcombe Hill. No.20 offers buyers the chance to downsize and live a stones-throw from the centre of Bath with its multitude of amenities, services and train station, without the need for a mortgage. There is a handy and frequent bus service which operates to and from the centre which is a very short walk away from the development.

COUNCIL TAX BAND: A

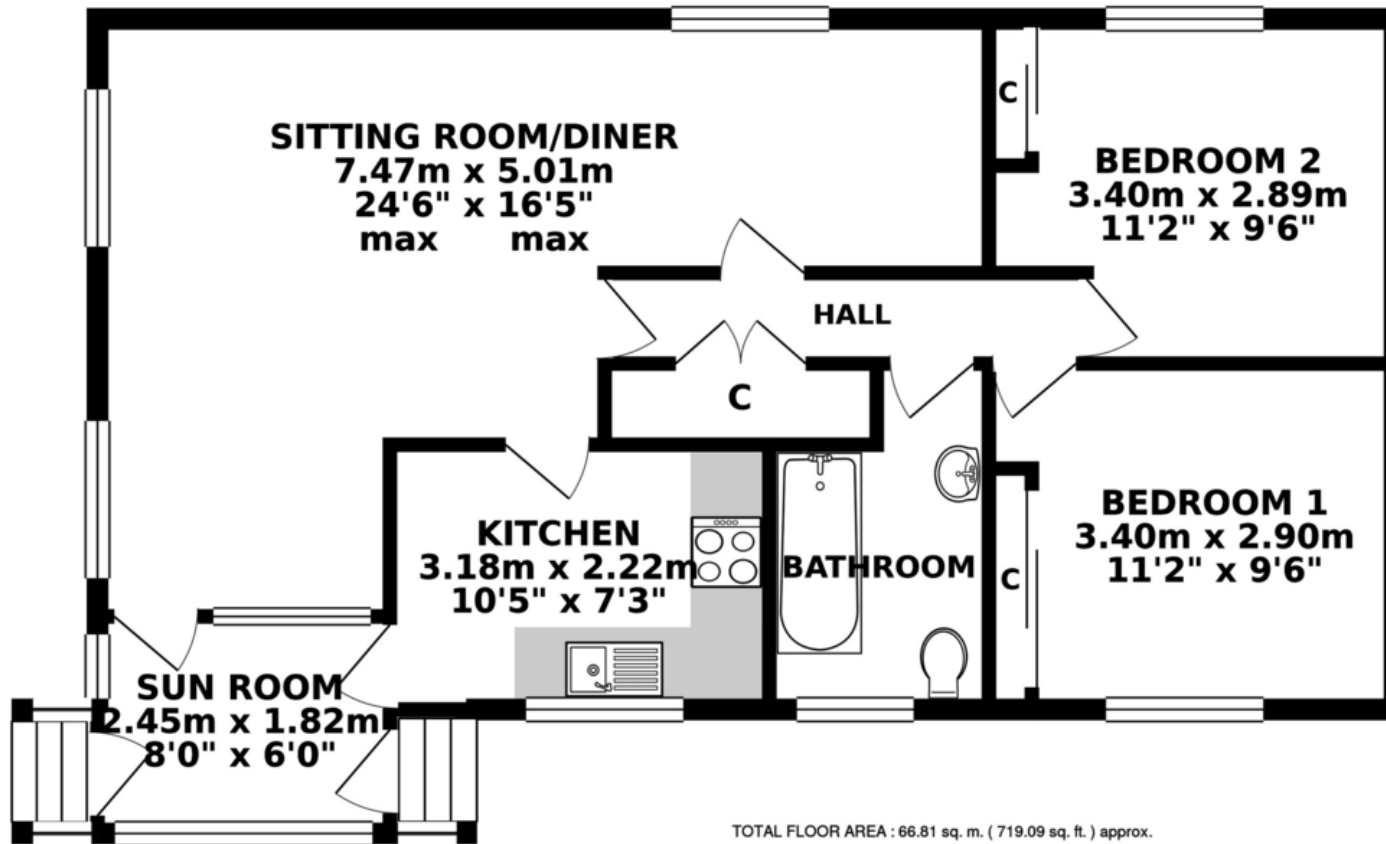
LEASEHOLD: TBC

GROUND RENT: £129

From the centre of Bath, leave on the South Side via Widcombe Hill following signs for Claverton Down and the university, and when you begin to reach the top of the hill where it flattens out, the turning into Quarry Rock Gardens will be found on the right hand side. From the centre of Bradford on Avon, exit the town North on the Winsley Road, and then follow the bypass round past the Village of Winsley. Continue down Winsley Hill, under the railway bridge and continue round as the road bears to the right. At the traffic lights by the Limpley Stoke Viaduct, turn right, and almost immediately after taking this turning, take a left onto Brassknocker Hill. Continue up the hill until you reach the Claverton Down roundabout, and take a right turn (second exit) as if you are heading towards Bath University. Drive past the entrance to the university on the right, and as the road bears round to the right, turn left onto Widcombe Hill. The turning to Quarry Rock Gardens will be found very shortly after on the left, and the property can be found on the left if you follow the driveway round to the left.



GROUND FLOOR 66.81 sq. m.
(719.09 sq. ft.)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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