



97 Hillcrest Drive, Southdown, Bath, BA2 1HE

£310,000

Quietly situated on the east side of this tucked away estate, enjoying lovely views to the rear and benefiting from plenty of parking - this late 1960s 928sqft home has been extended to the rear and even has a bonus loft room originally created for stargazing. Inside, you'll find three bedrooms, two receptions, a long fitted kitchen and a three piece bathroom. Family friendly 56ft x 17ft enclosed rear gardens plus a long driveway to the side leading to a garage and workshop. A wonderful home for our clients for over three and a half decades. Double glazing & GCH in situ. Local shop and bus routes 200yds away on Southdown Road. Sole Agents

- 928sqft
- Three bedrooms
- 56ft x 17ft level gardens
- Garage & driveway
- Double glazing & GCH



Property Description

ENTRANCE HALL Double glazed front door, cloaks area, radiator, stairs to upper floors.

SITTING ROOM Double glazed front window, radiator, fireplace with fitted gas fire, archway to dining room.

DINING ROOM Double glazed patio doors to rear garden, radiator, understairs storage cupboard housing meter and fuseboard.

KITCHEN Double glazed side window, double glazed rear window, double glazed door to rear garden, tiled floor, radiator, base and wall units with worktops and inset sink/drainers, inset Neff induction hob with hood over, fitted Zanussi double oven, plumbing for washing machine and dishwasher, space for tall fridge/freezer.

LANDING Stairs to loft room.

BEDROOM 1 Double glazed rear window, radiator, fitted wardrobes and cupboards (one housing Worcester gas combination boiler).

BEDROOM 2 Double glazed front window, radiator.

BEDROOM 3 Double glazed rear window, radiator.

BATHROOM Double glazed front window, corner bath with rainfall shower over, low level W.C, pedestal basin, radiator, part tiled walls.

LOFT ROOM Rear Velux skylight, eaves access points, electric heater - 6ft1 max ceiling height.

REAR GARDEN 56ft x 17ft min - east facing

Fences and walls to side and rear, gated access to driveway, patio adjacent to house with steps down to lawn and borders.

GARAGE & WORKSHOP Garage - 15ft6 x 7ft10 with up and over door. Rear door to workshop

Workshop - 12ft3 9ft9

Both with light and power fitted.

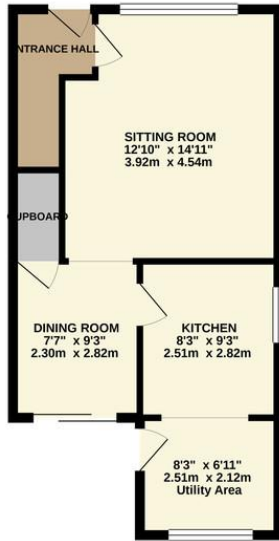
PARKING Long driveway to side of property leading to garage - space for several vehicles.

AGENTS NOTES The property is leasehold (residue 999yr lease) with the freeholder (T. Nicholson & Son, Ilford) collecting a fixed £12.00pa ground rent in May of each year.

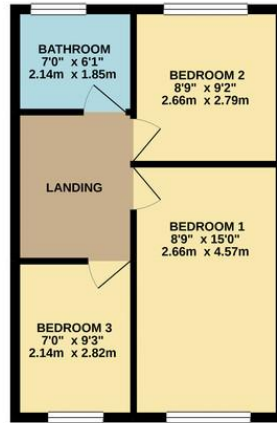
Hillcrest Drive was constructed from the late 1960s until the early 1970s on land once belonging to Sladebrook Farm. However, from the beginning of the 20th century, this part of the southern slopes of Bath was best known for a concentration of flower nurseries (the biggest of which was Blackmore & Langdon at Twerton Hill Nursery) including Southdown Nurseries (run in 1911 by Matthew Coombe) at the northern end of what is now Hillcrest Drive. In addition to Coombe's operation and Twerton Hill Nursery, Charles Wall also traded at the time from Melrose Nursery off Southdown Avenue.



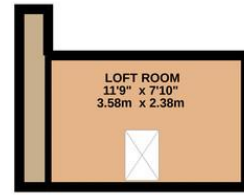
GROUND FLOOR
438 sq. ft. (40.7 sq. m.) approx.



1ST FLOOR
381 sq. ft. (35.4 sq. m.) approx.



2ND FLOOR
110 sq. ft. (10.2 sq. m.) approx.



TOTAL FLOOR AREA : 928 sq. ft. (86.2 sq. m.) approx.

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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Tenure

Leasehold

Council Tax Band

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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