





At a glance:

- Period cottage
- Communal front gardens and private rear garden
- No onward chain
- Great local transport into the city
- Off street parking and visitors parking space



This charming period cottage is now on the market and set back from the main Wellsway road leading into Bath, the cottage offers off street parking and private garden.

Energy Efficiency Rating TBC.



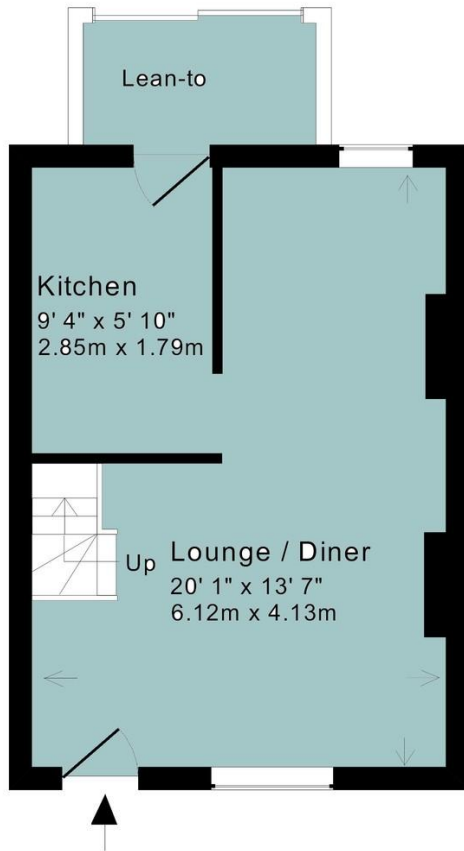
Full Description:

Although the address says Wellsway, unless you were familiar with this rank of four cottages you would not know that they were there. Set perpendicular to the road and tucked away behind a garden wall, this charming period home has a lot to offer.

After pulling up onto your allocated parking space, a gate leads along the shared pedestrian path to the front of the property. The 'L'-shaped reception space has open plan stairs, the living area overlooks the front courtyard and is arranged around the gas fireplace, the dining area has a window to the side.

The galley kitchen has built-in hob and oven, and opens onto a lean-to conservatory which the current owner uses as a seating area. The first floor comprises the two bedrooms and the bathroom. To the rear, the westerly garden is mainly laid to patio with borders.

Location wise there are a range of shopping facilities within walking distance of the property including a large Sainsburys supermarket, Co-op

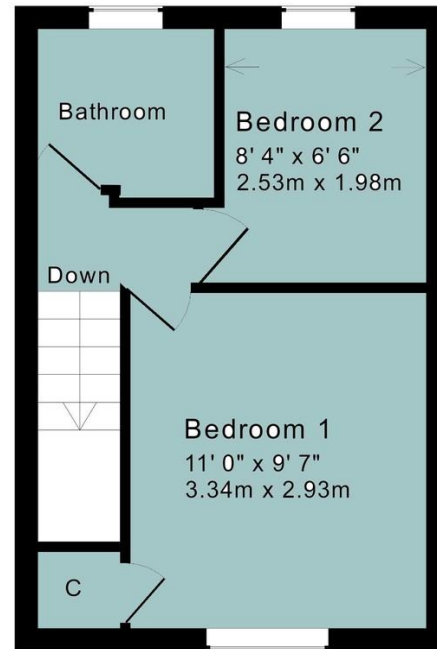


Ground Floor

Approx. Gross Internal Floor Area: 560 Sq. Ft. / 52 Sq. M
Includes Lean-to

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First Floor

supermarket, fish and chip shop and newsagents.

Local schools include St Martins and St Philips Primary schools and St Gregory's Roman Catholic Secondary school. There are bus routes to Bath City Centre nearby, as well as easy access to the Odd Down Park & Ride, and good road connections to Bristol and several Somerset towns.

Specification:

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.

Disclaimer:

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.

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