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Residential Sales

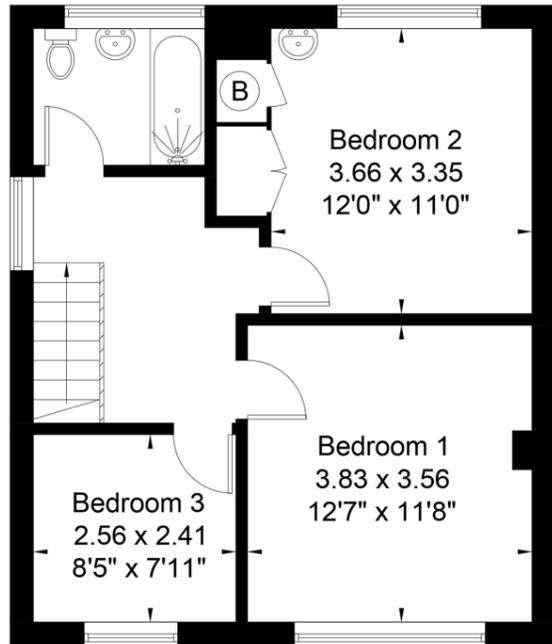


Claverton Down, Bath

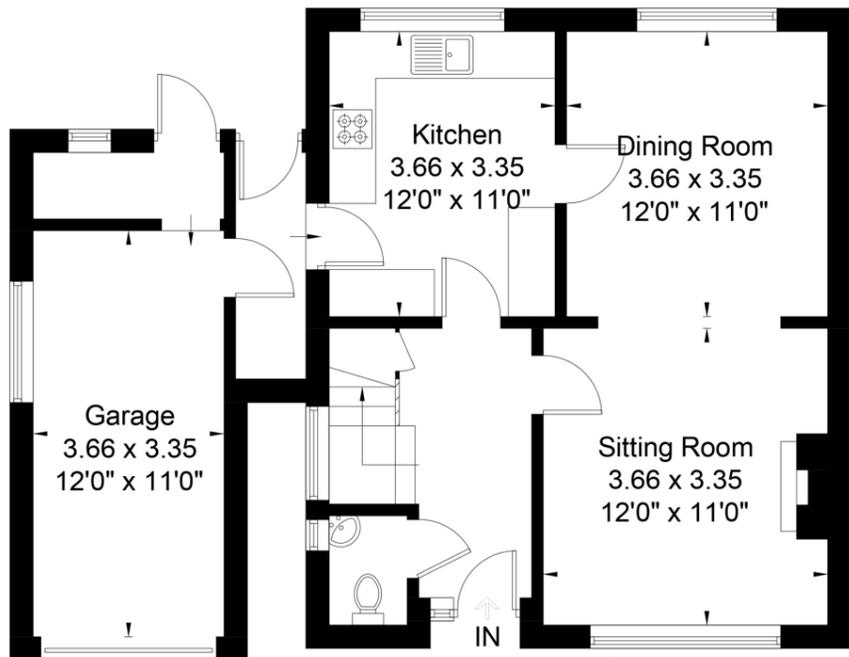


12 Flatwoods Road, Claverton Down, Bath BA2 7AQ

Approximate Gross Internal Area = 100.1 sq m / 1078 sq ft  
 Garage = 15.2 sq m / 163 sq ft  
 Total = 115.3 sq m / 1241 sq ft



First Floor



Ground Floor



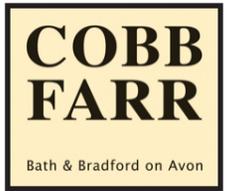
12 Flatwoods Road  
 Claverton Down  
 Bath  
 BA2 7AQ

A 3 bedroom semi detached house set in a very popular location and offering scope for further development ie extension or loft conversion STPP. Light and airy throughout with an open plan living dining room, kitchen and utility space. Occupying a corner plot with oversize gardens and garage.

Tenure: Freehold

£595,000

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023



## Situation

Claverton Down is a highly sought-after residential location on Bath's leafy southern slopes, positioned beautifully on the edge of the Bath Skyline walk and within easy access of Bath city centre.

There are excellent local amenities on the doorstep in Combe Down village along with wonderful facilities at Bath University, Combe Grove Manor Country Club and Hotel and many good schools including; Ralph Allen, Prior Park College, Monkton Combe, Combe Down Infants School and King Edwards Schools on nearby North Road. Widcombe Infant and Junior Schools are also within the catchment area. In addition, there are free regular bus links into the city centre from the Wessex Water headquarters. Close by are the amenities at Bathwick Hill to include; Tesco Metro Store, Dexter's Café and Myrtle Mee Florist.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

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## General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: D

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## Description

12 Flatwoods Road occupies a generously sized, triangular plot in this most popular road just on the south-eastern side of the city.

The house is approached by a driveway leading to the garage and path to the front door – once inside, the hallway leads to the cloakroom and open plan sitting / dining room. The kitchen overlooks the rear garden and leads to the utility area which has a personal door to the garage. Upstairs there are two generous double bedrooms a further single and family bathroom.

Externally the rear garden has access to a side garden with ample room for a large trampoline or vegetable garden.

## Accommodation

### Ground Floor

Obscured glazed front door leading to the hallway.

#### Hallway

With understairs storage, double panelled radiator, stairs rising and turning to first landing, double glazed window to side aspect and wall mounted thermostat.

#### Cloakroom

With low flush WC, double glazed frosted window to side aspect, bespoke radiator, corner wash hand basin with tiled splashback and vanity cupboard.

#### Sitting Room

With fan light, single panelled radiator, electric inset fire, double glazed window to front aspect and double archway through to the dining area.

#### Dining Area

With double glazed window to rear aspect, double panelled radiator and door through to the kitchen.

#### Kitchen

Comprising a range of eye and base level units with rolltop worksurface areas incorporating single bowl stainless steel sink with mixer tap and drainer, 4 ring halogen hob, spacer and plumbing for dishwasher, water heated ladder style radiator, space for upright fridge/freezer, high level double oven and grill, part tiled walls, double glazed window to rear aspect, timer for hot water and central heating, obscured glazed door leading to the boot room.

#### Boot Room

With tiled flooring, space and plumbing for washing machine, space for tumble dryer, door leading to garage and obscured glazed door out to the garden.

### First Floor

#### Landing

With double glazed window to side aspect and access to the loft.

#### Bathroom

Comprises low flush WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard, panelled bath, thermostatic shower with chrome riser, folding glazed shower screen, part tiled walls, double glazed frosted window to rear aspect, extractor fan, down lighting, vinyl flooring and tall towel radiator.

#### Bedroom 1

With double glazed window to front aspect and single panelled radiator.

#### Bedroom 2

With double glazed window to rear aspect, wash hand basin with tiled splash back, radiator, range of built in wardrobes and cupboards.

#### Bedroom 3

With double glazed window to front aspect and single panelled radiator.

## Externally

To the front of the property there is a slabbed driveway for 1 vehicle leading to the garage and a pathway leading to the front door past the near level and lawned front garden.

Unusually the house sits in a triangular plot with a wonderful side garden all enclosed by mature hedgerow and lawns.

There is a rear garden which is also lawned, enclosed by mature hedgerows and has access to the personal door to the garage.

The garage has a flat roof, rear and side aspect windows and an up and over door.