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Residential Sales



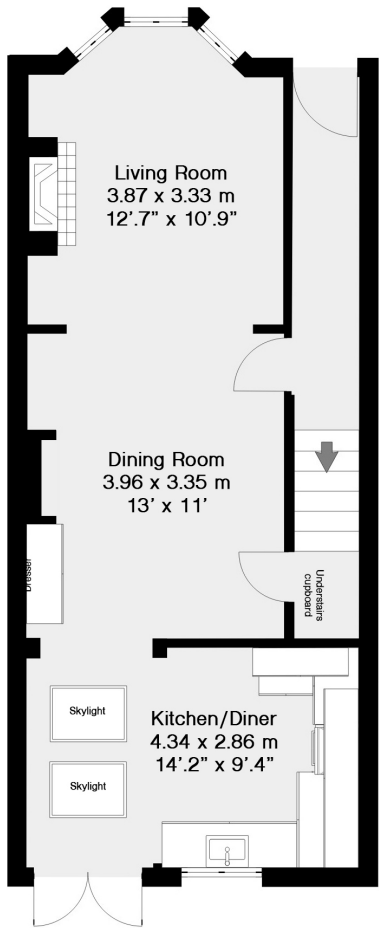
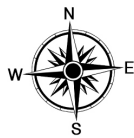
Larkhall, Bath



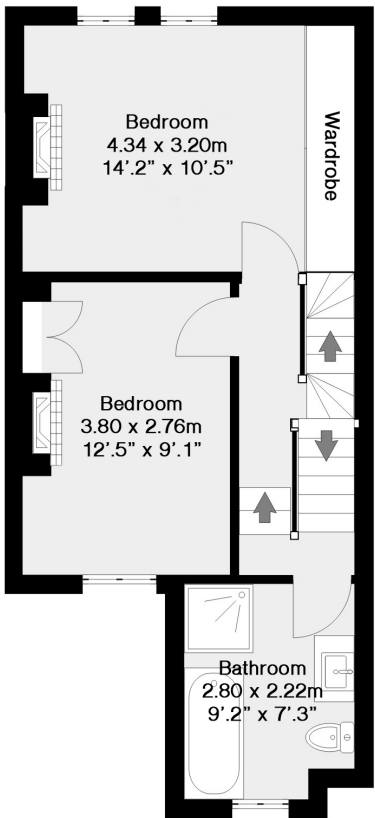




4 Ferndale Rd, Bath, BA1 6TD



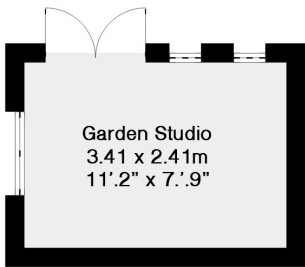
Ground Floor



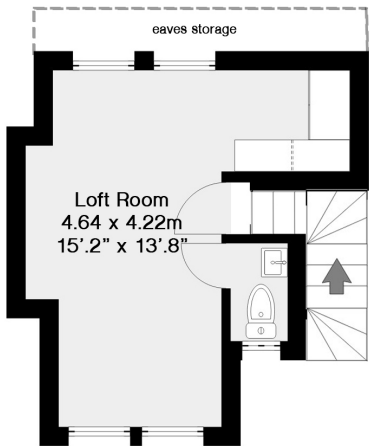
First Floor

Total Aprox Area  
(inc Garden Studio)

98.7 sq m  
1062 sq ft



Garden Studio



Loft Room

4 Ferndale Road  
Bath  
BA1 6TD

A wonderfully proportioned 3 bedroom end of terrace property benefiting from a larger than average garden, studio and good order throughout. Located just off St Saviours Road a few minutes from Larkhall shops.

Tenure: Freehold

£525,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by vendor nor their agent

# Situation

Ferndale Road is located just off of St Saviours Road, a few minutes from Larkhall shops, a most popular location on the east side of Bath.

Larkhall has a thriving village community and offers an excellent array of local amenities which include a good state primary and senior school, a doctors’ surgery, dental practice and chemist, a national chain supermarket, an award winning delicatessen, a new hardware store, a greengrocers, a butchers, a gourmet takeaway and two public houses. There is also a local theatre and an active community centre which offers regular keep fit classes and children’s activities.

The World Heritage City of Bath is within a one mile level walk and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre–London shows at The Theatre Royal.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University, and many excellent state and independent schools are within easy reach.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approximately 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

# General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax Band: C

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# Description

The property is set at the end of an attractive terrace of similar houses and benefits from a wider than average plot.

The front garden and path lead up a couple of steps to the front door where the ground floor then gives extended accommodation to include an open plan living room and dining room with a front aspect bay window and fireplace. The dining area also has a fireplace and a beautiful built-in dresser. The kitchen breakfast room has been extended to provide a light and pleasant space overlooking the garden and studio.

Upstairs there are two bedrooms and family bathroom to the first floor and a further bedroom and ensuite cloakroom on the second floor.

The rear garden is level, enclosed and offers a great entertaining space just off of the kitchen with a useful garden studio which has power and lighting providing an ideal home working environment.

# Accommodation

## Ground Floor

### Entrance Hall

With stripped wooden floor, single panelled radiator, stairs rising to the first–floor landing and door into double reception room.

### Double Reception Room

With bay double glazed window to front aspect, feature ornate fireplace with inlaid tiles, cast iron fire with mantle and hearth, double panelled radiator, Bath stone fireplace with tiled hearth and to the side of the chimney breast is a built-in dresser, understairs storage cupboard, double panelled radiator and an archway leads through to the kitchen/breakfast room.

### Breakfast Room

With stripped wooden floorboards, double glazed doors lead out onto the decking, garden and studio beyond, 2 side aspect Velux windows, downlighting and through to Kitchen.

### Kitchen

With matching eye and base level units, roll top worksurface areas, single bowl stainless steel sink with mixer and drainer, rear aspect double glazed window, downlighting, electric oven, 4 ring gas hob, pull out extractor, part tiled walls, space for upright fridge freezer and built in slimline dishwasher.

## First Floor

### Landing

With fitted carpet and understairs storage.

### Bathroom

With rear aspect double glazed obscured window, double panelled radiator, low flush WC, wash hand basin with mixer taps, tiled splashback set onto a marble plinth, bath with mixer tap, separate corner shower cubicle with static shower, part tiled walls, tiled flooring, towel rail, downlighting and access to the extension loft.

### Bedroom 1

With 2 front aspect double glazed windows, double panelled radiator, feature cost iron fireplace with hearth, mantle and a range of built in wardrobes.

### Bedroom 2

With rear aspect double glazed window, double panelled radiator, cast iron fireplace with mantle and built in double cupboard with shelving and housing the Viessman boiler.

## Second Floor

### Attic Bedroom 3

With 2 front aspect Velux window, built in blinds, eaves storage, single panelled radiator, 2 Velux windows which turn into balconies and door leading through to cloakroom.

### Cloakroom

With low flush WC, wall mounted basin and Velux window.

# Externally

To the front of the property a pillared gateway leads to a couple of steps up to front door and shingle front area.

The rear garden has a large area of raised decking which leads onto 2 patios and an area of level lawn. The garden is enclosed by privacy fencing and original stone walling down to the studio at the bottom of the garden.

### Garden Studio

With power, lighting, double opening doors and windows looking down the garden to the back of the house. There is also outside power and water feed.

