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Residential Sales



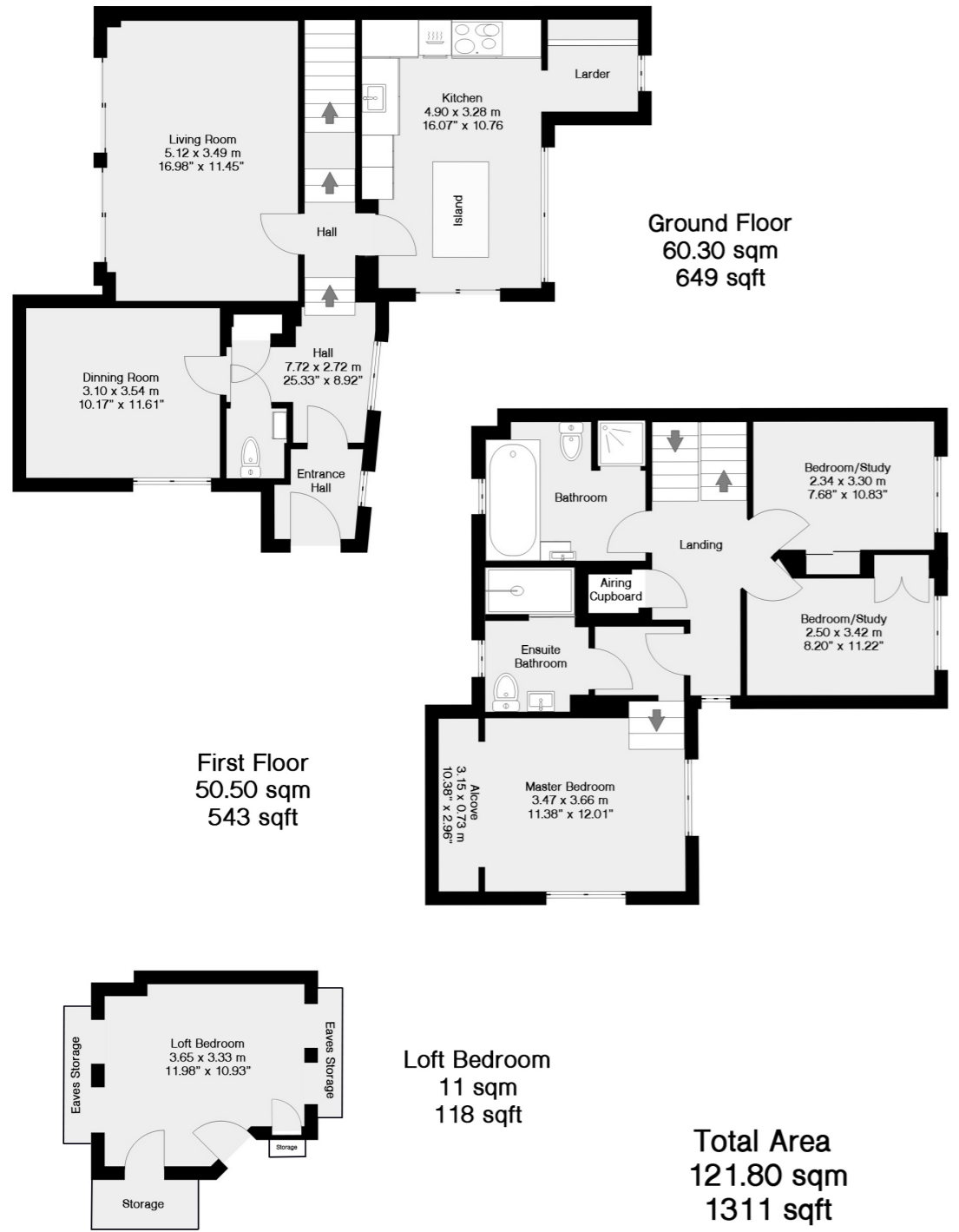
Richmond Heights, Bath



# Floor Plan



31 Richmond Heights, Bath, BA1 5QJ



## 31 Richmond Heights Bath BA1 5QJ

Beautifully presented, this 4 bedroom property occupies an elevated position with superb views, ensuite facilities, garden to three sides, garage and parking.

**Guide Price**

**£750,000**

Tenure: Leasehold

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 the vendor nor their agent

## Situation

Richmond Heights is located on Baths sought after Lansdown slopes. This highly prized residential area is particularly well placed for easy access to excellent local amenities which include a well-attended church, tennis and bowls club, along with a local public house on nearby Richmond Place and a number of good schools which include The Royal High, Kingswood and St Stephens.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, a selection of museums and art galleries, the attractions at The Pump Rooms, The Abbey, The Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis and bowls club in Lansdown.

The property is particularly well placed for easy access to a triangle of excellent state and independent schools which include the Outstanding Ofsted St Stephen's Primary School which is on the doorstep along with The Royal High and Kingswood Schools on Lansdown Road, all of which are within easy walking distance.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 motorway is approximately 6 miles to the north and Bristol Airport is 18 miles to the west.

## General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Leasehold with a peppercorn rent

Council Tax Band: C

Agents note: The freehold is available to be purchased

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## Description

31 is set on the upper slopes of Richmond Heights therefore affording spectacular views toward Solsbury Hill and local countryside.

The property has been extended in previous years and now gives light and spacious accommodation with the ground floor offering a modern kitchen with central island, AGA, attached utility room and patio doors leading out to a lovely herb garden. Additionally there is a pleasant sitting room with access to the rear terrace. There is also a separate dining room and cloakroom.

The first floor gives a main bedroom with ensuite shower room, two further bedrooms and a limestone tiled bathroom. The second floor has another double bedroom with ample storage.

Externally the garden wraps around the house giving a multitude of seating areas, a private area enclosed by laurel hedging and a paved terrace to the rear of the house. Over the road there is a handy garage en bloc with private parking to the front.

## Accommodation

### Ground Floor

Wooden front door leading to the entrance hall via coat/boot store with double glazed window.

#### Entrance Hallway

With double glazed side aspect window, doors to dining room, storage cupboard, tall bespoke radiators, access to kitchen and sitting, stairs rising and turner to first floor landing, solid wooden flooring and door through to cloakroom.

#### Cloakroom

With solid wooden flooring, low flush WC, wall mounted wash hand basin, mixer tap, tiled splash back, extractor fan, down lighting and recessed shelving.

#### Dining Room

With wooden flooring, 2 double panelled radiators, downlighting, front aspect double glazed window, wall mounted bioethanol fire and storage cupboard.

#### Sitting Room

With 2 sets of sliding double glazed patio doors leading out onto the patio and west facing courtyard style garden, understairs storage cupboard, radiator and downlighting.

#### Kitchen

With side aspect double glazed windows, opening patio doors leading out to the secondary garden, central island with butchers block wooden worksurface, space for 4 bar stools, cupboard under, eye and base level matching units, granite work surface area, Belfast single sink, mixer tap, low level Samsung built in electric oven, gas fired Aga, part tiled walls, downlighting, built in Bosh fridge, dishwasher, wooden flooring and pocket sliding door leading through to the utility room.

#### Utility Room

With matching range of cupboards and drawers from the kitchen, laundry cupboard with space and plumbing for washing machine and housing the Worcester boiler, side aspect double glazed window and downlighting.

Low level lighting on the staircase leads up to the first floor.

### First Floor

#### Landing

With front aspect double glazed picture window, stairs rising and turning up again to top floor, airing cupboard with stripped linen shelving and hot water cylinder.



#### Bathroom

Comprises limestone tiles, low flush WC, bath with mixer tap and telephone shower attachment, wash hand basin with mixer tap, shaver point, separate and enclosed shower cubicle with thermostatic shower and chrome riser, dual fuel towel rial, tiled flooring, shaver, lights and obscured double-glazed window.

#### Bedroom 1

Being dual aspect with double glazed windows, antique style radiator and open wardrobe recess.

#### En-Suite

Comprising low flush WC, wash hand basin, shaver point and light, part tiled walls, tiled flooring with under-floor heating, obscured glazed window and walk in double shower cubicle with monsoon shower head, downlighting and towel rail.

#### Bedroom 3

With side aspect double glazed window, radiator, built in wardrobe and stunning views towards Solsbury Hill.

#### Bedroom 4

With side aspect double glazed window, radiator, built in wardrobe and stunning views towards Solsbury Hill.

Stairs rise to second floor landing.

## Second Floor

#### Landing

With Velux window and door through to bedroom 2.

#### Bedroom 2

With side and side Velux windows, eaves storage, low level storage cupboard, panelled radiator and large attic cupboard.

## Externally

The garden plot is a triangular shape with the first part being to the south side of the property and offers a large area of paved patio, raised sleeper borders with shingle steps leading to a rear pathway. Mature roses climb the exterior of the side of the house in summer and a clematis frames the terrace. The garden is low-maintenance and is planted with flowering plants for all seasons.

The front garden, which is located to the side of the house has a kitchen garden with a range of herbs, outside water tap with laurel hedge enclosing the garden. Shingle pathways lead round to the side and rear and front.

Across the road there is a single garage.