



20 Southcot Place

Bath

BA2 4PE

An attractive mid terrace 4 bedroom modern town house with a one bedroom ground floor self-contained unit, a beautiful south facing terraced garden, located in a hugely desirable residential location within 5 minutes' walk of Bath Spa Railway Station and the city centre.

Tenure: Freehold

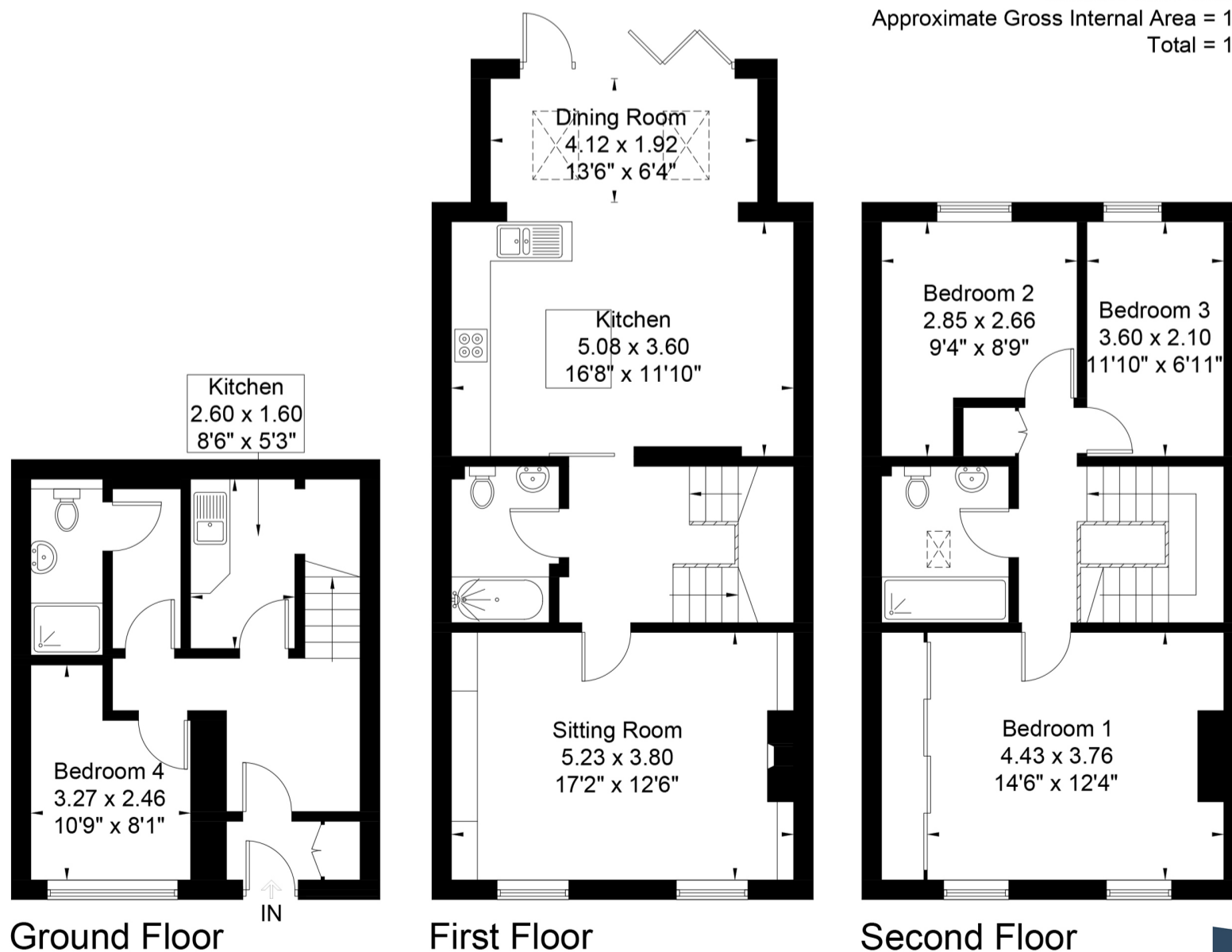
£950,000

Property Features

- 4 Bedrooms
- Drawing room with concealed fold down bed
- Beautiful open plan kitchen, dining and family room with bi-fold doors to garden
- 3 bathrooms
- One bedroom self-contained unit on ground floor
- 2 free standing parking spaces to front
- Hugely desirable residential location
- 5 minutes walk to Bath Spa Station and city centre

20 Southcot Place, Bath, BA2 4PE

Ground Floor Annex = 31 sq m / 333 sq ft
 Approximate Gross Internal Area = 115.1 sq m / 1238 sq ft
 Total = 146.1 sq m / 1571 sq ft



Accommodation

Ground Floor

Entrance Lobby

With ceramic tiled flooring, built in cupboard, radiator, wall mounted coat hooks and glazed door through to internal hallway.

Internal Hallway

With ceramic tiled flooring, recessed ceiling spotlights and radiator.

Self-Contained Unit

Bedroom

With solid wood flooring, windows to front aspect, recessed ceiling spotlights, radiator and hanging rail.

Kitchen

With ceramic tiled flooring, large understairs storage area, a range of base units, granite effect worksurface, stainless steel sink and drainer, space and plumbing for washing machine, wall mounted shelf, extractor fan and central lighting.

Bathroom

With ceramic tiled flooring, pedestal WC with shelf over, mirror, fully tiled and glazed shower unit, recessed ceiling spotlights, extractor fan, basin set in cupboard vanity unit with tiled splashback, hatch housing the gas meter, glazed shelf and mirror over.

Stairs with fitted carpets and handrail rise first floor.

First Floor

Landing

With solid wood flooring, radiator, water softener and recessed shelving.

Drawing Room

With solid wood flooring, 2 sash windows to front aspect with radiators under, cast iron fireplace with gas fire and wooden surround, recessed floating shelves to either side, further recessed shelving, pull out concealed bed and recessed ceiling spotlights.

Open Plan Living/Kitchen and Dining Room

With solid oak flooring, 2 contemporary radiators, wall mounted lighting, recessed ceiling spotlights and 2 Velux windows to rear aspect.

Kitchen Area

With a range of contemporary floor and wall mounted units, cupboards and drawers, central island, wooden worksurfaces, 1½ bowl stainless steel sink and drainer, mixer tap, integrated double gas oven, 4 ring gas hob, extractor over, glazed splashback, integrated fridge/freezer and bi-fold doors to garden.

Bathroom

With ceramic tiled flooring, pedestal WC, display shelf over, panelled bath with fully tiled surround, glazed shower screen and shower over, grab rails, recessed ceiling spotlights, ladder effect heated towel rails, wall mounted basin, wall to wall mirrored cabinets, recessed ceiling spotlights and extractor fan.

Steps rise from the first-floor landing to the top floor.

Top Floor

Landing

With wall mounted lighting, large Velux skylight with automatic rain sensor, large built in shelved cupboard and fitted carpets.

Bedroom 1

With fitted carpet, 2 sash windows to front aspect with radiator under, built in recessed floating shelves, large wall to wall fitted wardrobes with sliding doors and mirrors, recessed ceiling spotlights, smoke alarm and access with ladder to large loft space.

Bedroom 2

With fitted carpet, sash window to rear aspect with radiator under, a range of fitted floating shelves, recessed ceiling spotlights and smoke alarm.

Bedroom 3

With fitted carpet, sash window to rear aspect with radiator and recessed ceiling spotlights.

Shower Room

With ceramic tiled flooring, concealed cistern WC, display shelf over, large double sized, fully tiled and glazed shower unit, recessed ceiling spotlights, ladder effect heated towel rail, large wall mounted sink with glazed splashback, wall to wall mirrored cabinets and Velux window.

Externally

To the front there are 2 free-standing paved parking spaces.

To the rear an attractive sun terrace spans the width of the property and steps lead up to a beautiful well stocked mature terraced garden with lovely pond and water feature. Conveniently there is gated access to the rear.



Situation

Southcot Place is an attractive and quiet residential area located off Lyncombe Hill and within close proximity to the city centre of Bath. Within only a few minutes walk it provides a full range of retail outlets together with many other amenities which include; restaurants, the Thermae Spa, cinema complex and sports centre.

Also within a short walk is Bath Spa mainline railway station giving direct access to London Paddington, Swindon, City of Bristol and South Wales.

The village area of Widcombe is also close at hand with a range of local shops, doctor surgery, restaurants and wine bars. The property is also very well located for easy access to nearby schools which include; Prior Park College, King Edwards, Monkton Combe and Widcombe Primary School.

Other communications include the M4 Junction 18 approximately 10 miles to the North of the city and some 12 miles to the West is the cosmopolitan city of Bristol.

Description

20 Southcott Place is a beautifully appointed 4 bedroom, 3 storey modern townhouse with the benefit of a ground floor self-contained unit. The stylish accommodation is presented in excellent order throughout and offers flexible living and bedroom space along with a charming well-stocked terraced garden, enjoying rear access.

On the ground floor, leading from a central hallway there is a double bedroom to the front along with a kitchenette and shower room to the rear.

On the first floor to the rear, with a lovely sunny aspect, there is a beautiful open plan kitchen, dining and family room with bifold doors leading to a paved sun terrace which spans the width of the property and steps leading up to a well-stocked garden with a pretty pond and water feature. To the front enjoying fine elevated views towards Camden there is a generous formal sitting room with a clever concealed fold down bed. In addition, there is a well appointed bath and shower room. The top floor accommodation comprises a generous light and airy master bedroom to the front with ladder access to the loft space, 2 further bedrooms that are currently used as offices to the rear and a shower room.

Externally there is a pretty well stocked terraced garden with a pond and water feature, conveniently with gated access to the rear and a free-standing parking space to the front.

General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: E

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

