

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

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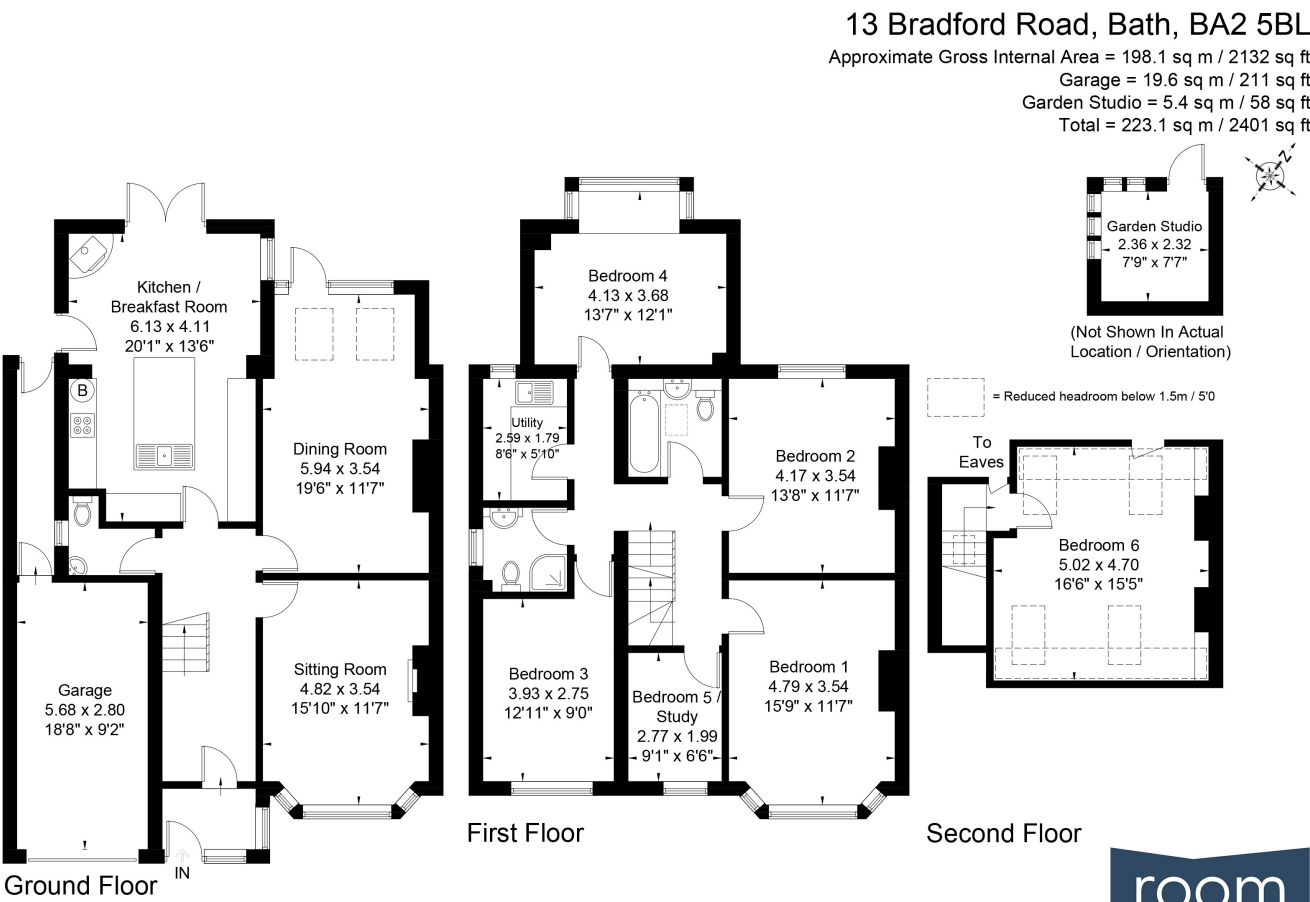
Bath & Bradford on Avon

Residential Sales



Combe Down, Bath





13 Bradford Road
Combe Down
Bath
BA2 5BL

A brilliantly presented semi-detached family home, offering extended accommodation set to three storeys with a generous, level garden and ample parking. Set just a few minutes from local amenities, this 1930's property also boasts green credentials with solar panels and a 15kWh storage battery.

Tenure: Freehold

£850,000

Situation

The property is particularly well located for easy access to various schools to include St Gregory’s, Beechen Cliff, Ralph Allen, Hayesfield and many private schools to include King Edwards and Prior Park. Also nearby are a number of amenities to include the adjacent general store and excellent bus services which lead down to the city centre of Bath.

Also close by is the village area of Bear Flat with local shops and amenities along with a choice of restaurants and wine bars. The property is also well located for easy access to the city of Bristol and the market town of Frome.

The city is approximately two miles distant and offers a wonderful array of chain and independent retail 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, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums.

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.

General Information

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

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Description

13 Bradford Road is a generously proportioned, family home offering light and efficient space set in a generous plot with fine views over the local playing fields and hills towards Westbury White Horse.

The approach to the property is via a generous driveway leading to the garage and front porch with hard standing for 5 vehicles.

Once inside, the welcoming hallway leads to all the major ground floor rooms as well as the cloakroom and staircase to the upper floors. The sitting room has a front aspect with a bay window and the dining room opens onto the rear garden as does the extended kitchen via the breakfast area.

Upstairs there are 5 double bedrooms, a family bathroom and separate shower room plus a utility drying room and a 5th (single) bedroom or study. The second floor allows for ample storage in the eaves and a large bedroom with Velux windows.

Externally there are mature and well stocked gardens to the rear of the house, a substantial patio area, vegetable garden raised borders, greenhouse, garden shed and side access to the garage / workshop.

Accommodation

Ground Floor

Entrance Porch

With double glazed door and windows, internal part glazed door with hammered glass into the entrance hall.

Entrance Hall

With solid oak flooring, double panelled radiator, picture rail and stairs rising to the first–floor landing.

Sitting Room

With front aspect triple glazed bay window, double panelled radiator, chimney breast with fireplace and inset gas flame effect fire.

Dining Room

With rear aspect window, 2 rear aspect Velux windows, single and double panelled radiators, double glazed rear door leading out to the patio and garden.

Cloakroom

With vinyl floor, low flush WC, side aspect internal frosted widow, corner mounted wash hand with mixer tap, tiled splashback, vanity cupboard below, coats rail and panelled radiator.

Kitchen/Breakfast Room

With side aspect window, double opening patio doors to the rear, part obscured glazed side doors, range of 2 tone eye and base level gloss fronted units with Quartz worksurface and matching upstand, space and plumbing for washing machine, AEG induction 4 ring hob, glass splash back and Neff stainless steel extractor with light over. Matching island unit which provides ample storage of drawers and cupboards, matching worksurface, innova sink with mixer tap, space and plumbing for double width American style fridge/freezer, built–in oven, microwave, dishwasher, vinyl flooring runs through from the kitchen to the breakfast area, tall bespoke radiator and set to the corner is a Jotul wood burning stove.

First Floor

Bedroom 1

With front aspect, triple glazed bay window, double panelled radiator and views over the playing fields and to the Westbury White Horse on the hillside.

Bedroom 2

With rear aspect triple glazed window overlooking the garden and single panelled radiator.

Bedroom 3

With front aspect and double panelled radiator.

Bedroom 4

With rear aspect and single panelled radiator.

Family Bathroom

Which comprises low flush WC with concealed cistern, wash hand basin with mixer tap set into a vanity cupboard, panelled bath with mixer tap, wall mounted thermostatic shower and shower screen, water heated towel rail, vinyl flooring, Velux window, extractor fan and part tiled walls.

Shower Room

With low flush WC, wash hand basin with mixer tap set into vanity cupboard, corner mounted shower cubicle with wall mounted Mira shower, downlighting, extractor fan, side aspect frosted double glazed window, water heated towel rail, shaver point and part tiled walls.

Utility/Drying Room

With rear aspect double glazed window, range of eye and base level units, vinyl flooring, single bowl stainless steel sink with mixer tap and drainer.

Bedroom 5/Study

With front aspect triple glazed window, connection for fibre to property broadband.

Stairs rise from the first floor landing up to the second floor.

Second Floor

Landing

With access into the loft.

Bedroom 6

With vaulted ceilings, eaves storage, 2 front and rear Velux windows, double panelled radiator and feature exposed brickwork for the chimney breast.

Externally

To the rear there is a vast array of plants, shrubbery and flowering boarders. Large sandstone patio area, wood store, BBQ area and then the garden with a small pond continues through an arbour to a vegetable garden with raised beds, green house and garden shed.

To the side of the property there is a double–glazed door which leads to an internal passageway which leads back into the garage.

Garage

With up and over door, storage above, electric light panels on the ceiling, consumer unit, electric meters and battery for solar panels.

