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Residential Sales



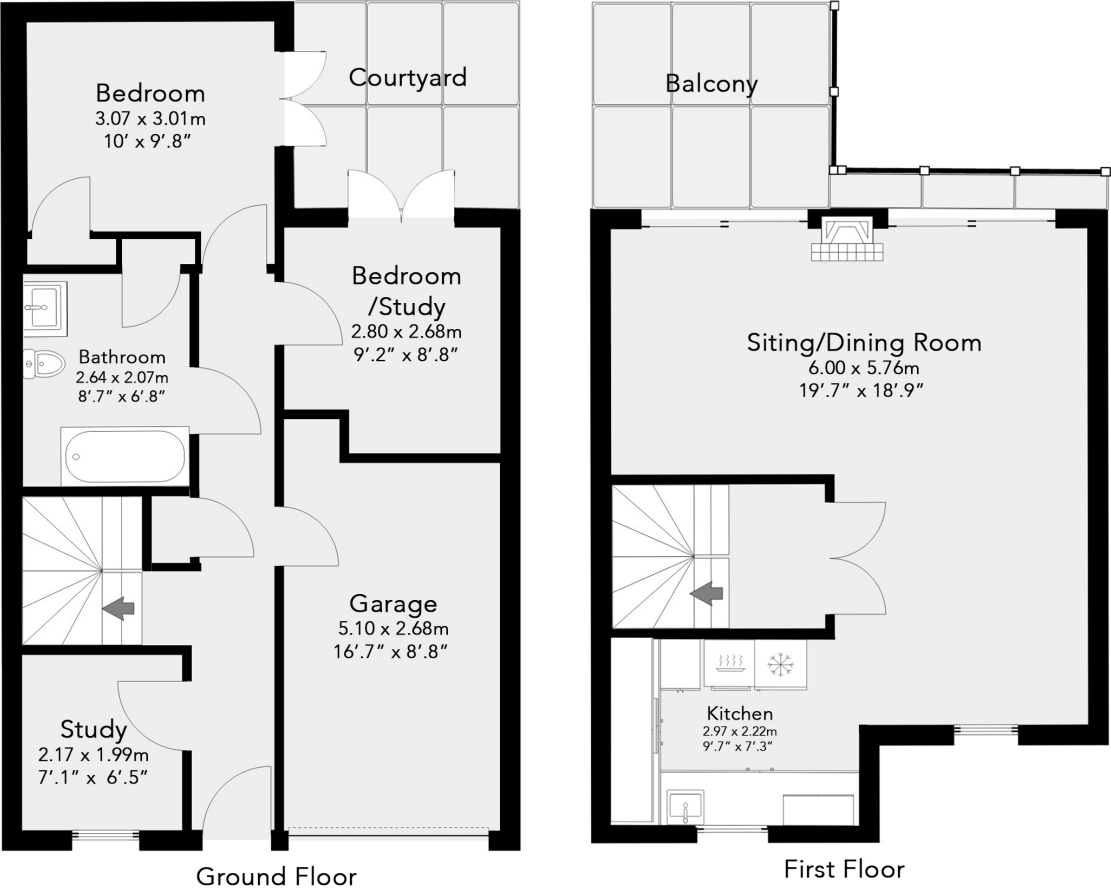
Crescent Lane, Bath



Floor Plan



10 Crescent Lane, Bath, BA1 2PU



Total Floor Area
(incl Garage)
109 Sqm
1173 Sqft

10 Crescent Lane
Bath
BA1 2PU

Located to the rear of the Royal Crescent, a 3 or 4 bedroom, 3 storey mews house offering extremely well presented accommodation throughout with a flexible layout and a garage. The house also benefits from a south facing courtyard garden and a first floor terrace, plus ensuite facilities and view over the green.

Tenure: Freehold

£775,000

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 the vendor nor their agent

Situation

Crescent Lane is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James and Rivers Street, which include an organic greengrocers, a newsagent, chemist, doctor’s surgery, delicatessen and café and a hairdressing salon. In addition, there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication includes a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is miles to the west.

General Information

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

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Description

10 Crescent Lane is one of an attractive development of 6 mews houses, built approximately 20 years ago by the well-respected Future Heritage Group and located to the rear of the world famous Royal Crescent which is conveniently placed for easy access into Bath city centre and for the excellent local amenities on nearby St James Square.

The ground floor offers a front aspect room which could either be utilised as a bedroom or study, two further bedrooms with access to the courtyard garden, personal door to the garage and a modern bathroom with a handy utility area.

The first floor is near open plan with the kitchen located to the front overlooking the green towards St James’ Sq and opening to the dining area which leads to the main sitting room which has doors leading out to generous terrace.

The second floor gives the main bedroom and ensuite facilities.

There is a garage on the ground floor with a sliding door. The house also falls within the residents parking area – Zone 7 where two full and visitor permits can be purchased from BANES.

Accommodation

Ground Floor

Entrance Hall

With wooden flooring, double panelled radiator, understairs cupboard and access to the garage.

Study/Bedroom 4

With front aspect double glazed window, single panelled radiator and downlighting.

Bedroom 3

With double doors leading out onto the rear courtyard, double panelled radiator and downlighting.

Bedroom 2

With side aspect glazed doors leading out onto the courtyard, downlighting, double panelled radiator and built in double wardrobes.

Bathroom

Comprising wall hung WC with concealed cistern, wash hand basin with mixer tap, bath with glazed shower screen and thermostatic shower, water heated towel rails, extractor fan, downlighting, shaver point and utilities cupboard with space and plumbing for washing machine.

First Floor

Landing

With stairs which rise again to the second floor and double opening doors leading into the open plan living/dining room.

Living/Dining Room

With two sets of triple sliding doors leading out onto the upper terrace, downlighting, wooden flooring and three single panelled radiators. The wooden flooring continues into the dining area with a double-glazed front aspect sash window and single panelled radiator.

Kitchen

With matching range of eye and base level gloss fronted units, Quartz worksurface, 1½ bowl stainless steel sink, bowed mixer tap, 5 ring gas hob, matching upstand and splashback, stainless extractor with light, downlighting, single oven, microwave, built-in dishwasher, fridge and under counter freezer, front aspect double glazed sash window, and tiled flooring.



Second Floor

Landing

With airing cupboard housing the water tank and boiler.

Master Bedroom

With front aspect wind out Velux style window, eaves storage, downlighting, double panelled radiator, three double built-in wardrobes, skylight and door through to en-suite bathroom.

En-Suite Bathroom

With wall hanging WC, concealed cistern, bath with mixer tap, walk-in shower enclosure with tiled walls, water heated towel rail, wash hand basin with mixer tap set on a plinth, tiled flooring, shaver point, downlights and extractor fan.

Externally

The lower terrace is laid to shingle, and the upper balcony terrace is laid to slab and is south facing.

Single Garage

With sliding door, housing the consumer units, water softener, space for further freezer, power, lighting, work bench and shelving.