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Residential Sales



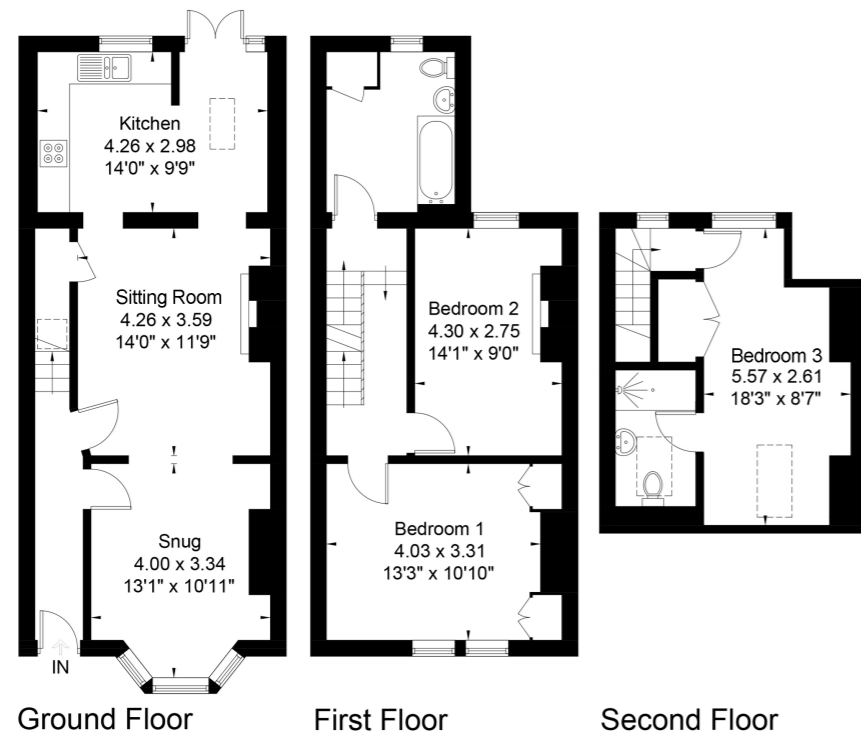
Fairfield Park Road, Bath







9 Fairfield View, Bath, BA1 6HX  
Approximate Gross Internal Area = 113.4 sq m / 1220 sq ft



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## Fairfield View Bath BA1 6HX

A stylish 3 bedroom mid terrace Victorian family home with a beautiful garden and lovely views, located in popular residential area close to excellent local amenities and Bath city centre.

Tenure: Freehold

**£550,000**



## Situation

Fairfield View is conveniently placed on Ragland Road, just off Camden Road and Eastbourne Avenue and is within easy walking distance of a number of excellent state and independent schools which includes St Stephen's and St Saviour's Primary Schools and Kingswood and The Royal High Schools. There is a convenience store and public house within striking distance along with a doctors practice and pharmacy. The comprehensive amenities in nearby Larkhall Village, include a delicatessen, organic butchers, hardware store, national chain supermarket, convenience store and post office, public house, independent theatre and community centre.

The UNESCO World Heritage City of Bath is within a 20 minute 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 Holborn 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 Lansdown Tennis Squash and Croquet Club are also within easy reach.

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

## General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: C

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## Description

9 Fairfield View is an attractive bay fronted 3 bedroom mid terrace Victorian family home with stylish well-appointed accommodation arranged over 3 floors, which is in immaculate decorative order throughout.

On the ground floor there is a generous bay fronted open plan living and dining room which has a handsome Bath stone surround bespoke working fireplace and attractive original exposed floorboards. This is conveniently linked to the well-appointed kitchen / breakfast room to the rear, which enjoys access directly to the gardens.

On the first floor there is an impressive family bathroom with a utility cupboard housing the washing machine, a beautiful master bedroom with bespoke fitted wardrobes along with a further pretty double bedroom.

The loft has been sympathetically converted to provide another charming light and airy double bedroom which enjoys beautiful elevated views to both the front and rear and has a well-appointed compact shower room.

Externally accessed from the kitchen there is a pretty well stocked 3 tier garden which is divided into themed 'rooms', a rockery garden, level play lawn and a productive vegetable plot and garden shed. Conveniently there is rear access onto Marshfield Way where there is plenty of on street parking.

## Accommodation

### Ground Floor

#### Entrance Hall

With original exposed floorboards, dado rail, radiator, cupboard housing utilities, stairs with fitted runner rise to first floor.

Door through to open plan living and dining room.

#### Living Room

With exposed original floorboards and bay window with three double glazed casement windows.

#### Dining Room

With exposed floorboards, panelled wall, large under stairs cupboard, beautiful bespoke Bath stone surround fireplace and hearth with two recesses to either side and radiator with decor cover.

#### Kitchen

With original exposed floorboards, exposed Bath stone wall, Velux ceiling light, double doors to garden, a comprehensive range of floor and wall mounted hand-painted units cupboards and drawers, solid wood work surfaces, tiled splashback, 1 ½ bowl porcelain sink and brushed chrome Swan neck mixer tap, integrated double electric oven, four ring AEG induction hob with extractor over, space and plumbing for dishwasher and recessed ceiling spotlights.

## First Floor

#### Landing

With original exposed floorboards.

#### Bathroom

With mosaic style ceramic flooring, panelled bath with handheld and rain shower over, bistro tiled walls, pedestal WC, pedestal basin, recessed ceiling spotlights, double glazed casement window to rear aspect, underfloor heating, wall mounted ladder effect heated towel rail, airing cupboard and utility cupboard which has space and plumbing for the washing machine and combination Worcester boiler.

#### Bedroom 1

With original exposed floorboards, double glazed casement window to front aspect with radiator under and two recessed bespoke fitted wardrobes.

#### Bedroom 2

With original exposed floorboards, double glazed casement window to rear aspect with radiator under and recess fitted storage.

Painted staircase leads to loft.

### Loft Floor

#### Bedroom 3

With solid wood flooring, double glazed casement window to rear aspect with radiator under, Velux window to front aspect enjoying wonderful elevated views towards Charlcombe Lane and Solsbury Hill and large built-in wardrobes.

#### En-Suite Shower Room

With Vinyl tiled flooring, double sized, fully glazed and tiled shower unit with handheld and rain shower over, wall mounted basin with tiled splashback, pedestal WC, Velux window to front aspect, wall mounted ladder effect heated towel rail and recessed ceiling spotlights.

## Externally

Accessed from the kitchen there is a pretty sun terrace which spans the width of the property and stone steps that rise to a shallow three-tiered terrace garden with a pretty rockery, level lawn, a productive vegetable garden and a timber framed shed.

Significantly there is rear gated access to Marshfield Way where there is plenty of on street parking.