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Residential Sales

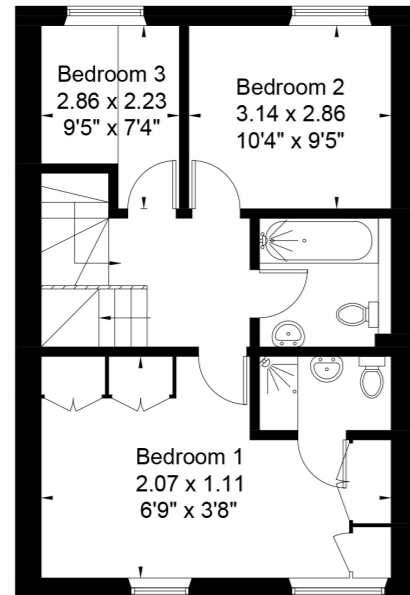


Midford, Bath



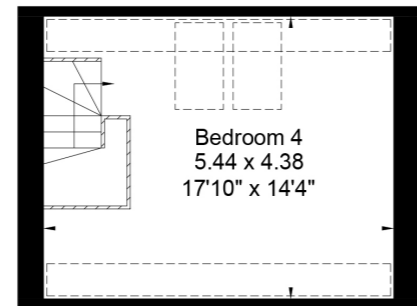
3 The Maltings, Midford, Bath BA2 7DE

Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft

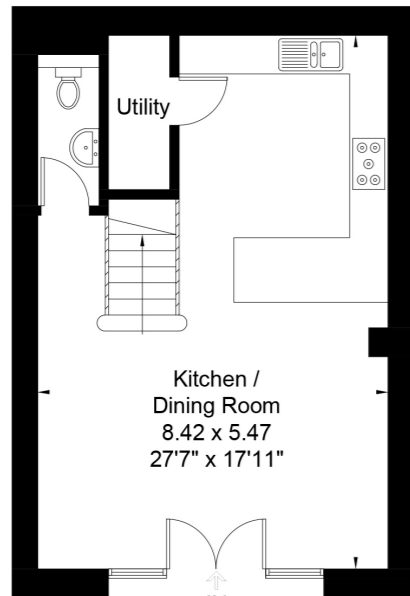


Second Floor

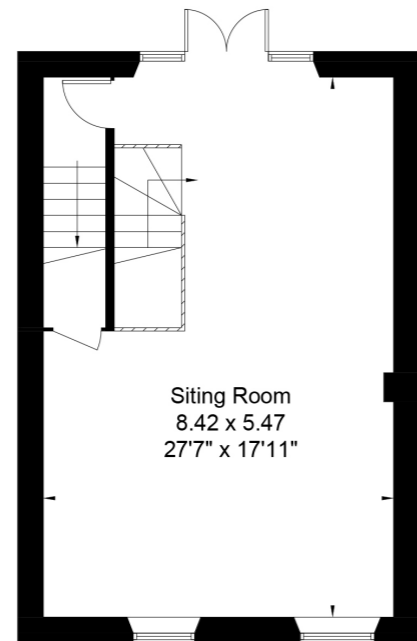
= Reduced headroom below 1.5m / 5'0"



Third Floor



Ground Floor



First Floor

3 The Maltings
Midford
Bath
BA2 7DE

This cleverly designed converted malt house with accommodation laid out over 4 floors and presented in immaculate condition, having fine views over the Midford Valley.

Tenure: Freehold

£625,000





Situation

The property is set in an elevated position with wonderful views in both directions, but especially to the front over the Midford Valley.

It is surrounded by rural countryside with lovely walks, but within only a few minutes' drive from amenities such as the Sainsburys supermarket at Odd Down together with the village area of Bear Flat offering an assortment of retail outlets.

The property is well placed for easy access to various schools to include Beechen Cliff, Ralph Allen, Hayesfield and a number of private schools to include King Edwards and Prior Park. Nearby villages include Hinton Charter House, Norton St Philip and Freshford.

The city centre of Bath is of approximately a 10 minute drive 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: Gas fired central heating

Tenure: Freehold

Council Tax Band: F

Management Company: Small management company has been set up for the communal areas.

Management Charge: £1,200 pa

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.

Description

This development of 4 storey townhouses known as The Maltings was converted approximately 25 years ago with number 3 being in the centre of the terrace.

The property has large, well-proportioned rooms which have a light and airy feel to them and the accommodation is presented in immaculate order throughout. The kitchen and bathrooms have been updated in recent times and generally the property has been maintained in very good order.

Outside there are two garden areas, one to the front comprising a small terrace overlooking the large communal lawn with shrubs and pond and to the rear is a private good-sized terrace with further garden area and the benefit of two parking spaces. A viewing is strongly recommended by the sole agents Cobb Farr.

Accommodation

Ground Floor

A gravel pathway from one of the parking space leads to an attractive paved area with an arched glazed door leading to the kitchen/dining room.

Dining Area

With double glazed French doors leading to the outside, downlighting, staircase rising to first floor and door leading through to cloakroom.

Cloakroom

With wash hand basin, vanity unit under, concealed cistern WC and extractor fan.

Kitchen Area

Fitted with a full range of floor and wall mounted units, Corian worksurfaces, integrated appliances include 5 burner gas hob with extractor over, eye level oven, microwave, dishwasher, larder fridge, wine cooler and 1½ bowl sink unit. Doorway leads into understairs storage cupboard with extractor fan, plumbing for washing machine and space for freezer.

First Floor

Drawing Room

Part of this could be used as a dining room. With double aspect with wonderful views overlooking the Midford valley, exposed oak beams, downlighting, storage cupboard and French doors leading to rear garden and terrace.

Second Floor

Landing

With storage cupboard.

Master Bedroom

With range of fitted wardrobes, cupboard housing water tank and gas fired boiler, double glazed windows with wonderful views over the Midford valley and door through to en-suite.

En-Suite Shower Room

With large walk-in shower, sliding glazed screen, fully tiled, wash hand basin with vanity cupboard under, WC, ladder radiator and extractor fan.

Bedroom 2

With window to rear aspect.

Bedroom 3

With built in single bed and rear aspect.

Bathroom

Modern white suite comprising bath with central mixer taps, fitted shower with glazed screen, WC, wash hand basin with vanity cupboard under, chrome ladder radiator, fully tiled walls, downlighting and extractor fan.

Third Floor

Bedroom 4

Wonderful large room with eaves storage cupboard, 2 double glazed Velux windows with fitted blinds and views.

Externally

To the front of the property is 1 private parking space belonging to the property, together with a communal garden area and a pathway leading to a paved terrace.

To the rear with French doors leading from the first floor sitting room is a good sized, south facing paved terrace with steps leading up to a further gravelled garden area with potted shrubs and enclosed by wooden fence. A gateway leads to a second private parking space to the rear of the property.