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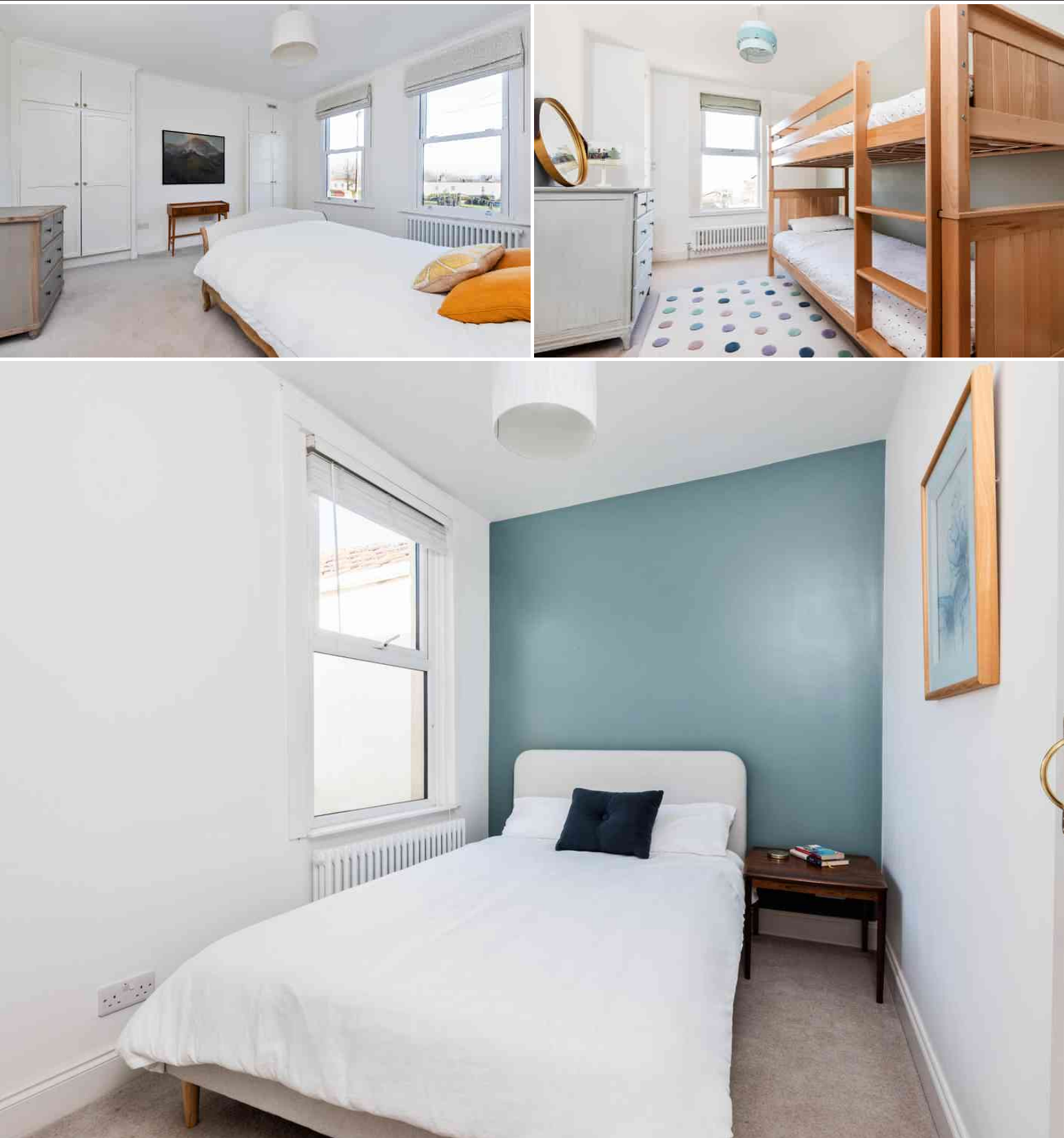
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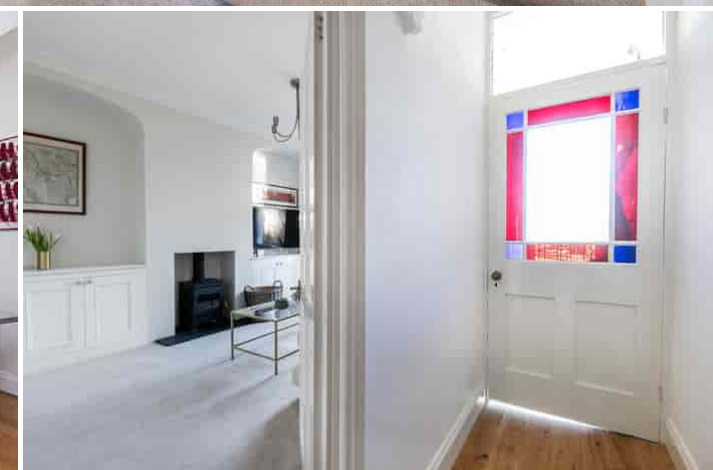
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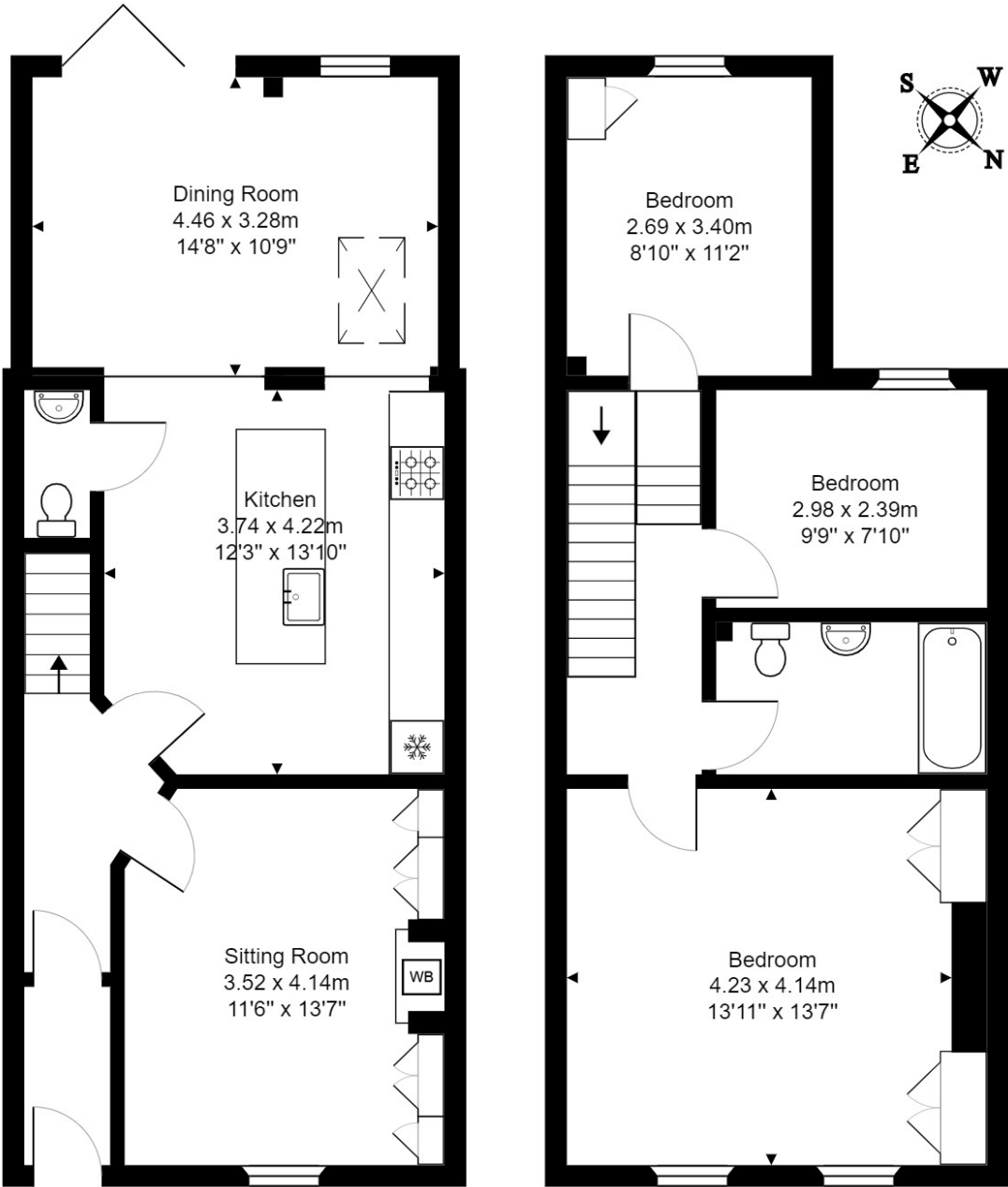
Residential Sales



Lansdown, Bath



4 Mount View



Ground Floor
Area: 54.7 m² ... 589 ft²

First Floor
Area: 48.6 m² ... 523 ft²

Total Area: 103.3 m² ... 1112 ft²

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.
www.inovusproperty.co.uk

Mount View
Lansdown
Bath
BA1 5QF

An attractive, beautifully presented, sympathetically extended and comprehensively renovated 3 bedroom mid terrace family home, located in a highly prized residential address on Bath's sought after northern slopes.

Tenure: Freehold

O.I.E.O
£650,000

Situation

Mount View is a pretty terrace of Victorian houses enjoying a fine aspect over–looking Richmond Green and well positioned opposite Richmond Place, the longest terrace of Georgian artisan cottages in the UK.

This highly prized residential location is particularly sought after given its wonderful village community and close proximity to St Stephens Primary School, St Stephens Church and Lansdown Tennis and Bowls Clubs. The area is also well placed for easy access to Kingswood and The Royal High Schools, Bath city centre and is within easy reach of the M4 Motorway.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping 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, a selection of museums and art galleries, the attractions at The Pump Rooms and Roman Baths and many pre–London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis and bowls club in Lansdown.

The property is particularly well placed for easy access to a triangle of excellent state and independent schools which include the Outstanding Ofsted St Stephen’s Primary School which is on the doorstep along with The Royal High and Kingswood Schools on Lansdown Road, all of which are within easy walking distance.

Connections include a direct line to London Paddington (approx. 1 hour 20 mins), Bristol and South Wales from Bath Spa Railway Station, the M4 motorway is approximately 6 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: D

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Description

4 Mount View is a beautifully presented, sympathetically extended and comprehensively renovated 3–bedroom mid–terrace family home, located in a highly prized residential address, over looking Richmond Green and within a stones throw of the well–respected St Stephen’s Primary School.

The property, which is in immaculate decorative order, benefits from quality finishes throughout and offers flexible family living space arranged over 2 floors, with the added potential to extend into the loft space if required.

On the ground floor there is a charming sitting room to the front with a lovely wood burning stove and an attractive light and airy aspect over–looking the green. To the rear there is an impressive well equipped contemporary kitchen with a handsome central island, that leads through to the open plan dining and family room which has bi–doors leading onto the sun terrace. In addition there is a ground floor guest cloakroom

On the first floor there are 3 lovely bedrooms and a well–appointed family bath and shower room. The master bedroom, to the front has a built in bespoke wardrobes and enjoys a lovely aspect over–looking Richmond Green and the bedrooms to the rear enjoy beautiful far reaching southerly views of the city.

Externally, conveniently accessed from the dining room there is a pretty paved sun terrace that spans the width of the property with steps that lead to a well–stocked ornamental garden with a wealth of mature shrubs and trees which include, Lilac, Clematis, Passionflower and climbing Roses. In addition, there is a timber framed garden shed.

Accommodation

Ground Floor

Entrance Hall

With wood flooring, wall mounted shoe store, wall mounted meters and part stained –glass door leading to inner hallway.

Inner Hallway

With wood flooring, radiator and stairs with fitted carpet rise to first floor.

Sitting Room

With fitted carpet, recessed woodburning stove, slate hearth, bespoke recessed fitted cabinetry to either side and sash window to front aspect with radiator under.

Kitchen

With wood flooring, a comprehensive range of contemporary shaker style units cupboards and drawers, composite granite worksurfaces, fully tiled splash backs, integrated appliances to include 4 ring Lamona gas hob, double electric oven, dishwasher, washing machine, wine fridge and fridge/freezer. Central island with composite granite work surface, recessed Belfast sink with stainless steel swan neck mixer tap. Further small under stairs storage cupboard, recessed ceiling spotlights, 2 feature downlights and door leading to downstairs cloakroom.

Cloakroom

With wood flooring, pedestal WC, wall mounted basin with tiled splash back, radiator and Xpelair extractor fan.

Family/Dining Room

With wood flooring, recessed ceiling spotlights, wall mounted radiator, bi–fold doors to sun terrace, window with radiator under and ceiling skylight.

Stairs with fitted carpet rise to the first floor.

First Floor

Landing

With fitted carpet and loft access.

Bedroom 1

With fitted carpet, 2 sash windows to front aspect with radiator under and fitted bespoke wardrobes.

Bedroom 2

With fitted carpet, casement window to rear aspect and built–in cupboard housing the Valiant combination boiler and further storage cupboard.

Bedroom 3

With fitted carpet and casement window to rear aspect with radiator under.

Bathroom

With tiled ceramic flooring, underfloor heating, panelled bath with fully tiled surround with glazed shower screen, handheld and rain shower over, pedestal WC, pedestal basin, wall mounted mirrored medicine cabinet, ladder effect heated towel rail, recessed ceiling spotlights and extractor fan.

Externally

To the rear, accessed from the dining area there is a pretty south facing paved sun terrace which spans the width of the property and enjoys wonderful facing reaching views of the city. Steps lead down to a well–stocked ornamental garden with a wealth of mature shrubs and trees which include Lilac, Passionflower, Clematis and climbing Rose. In addition, there timber framed garden shed.

