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Residential Sales

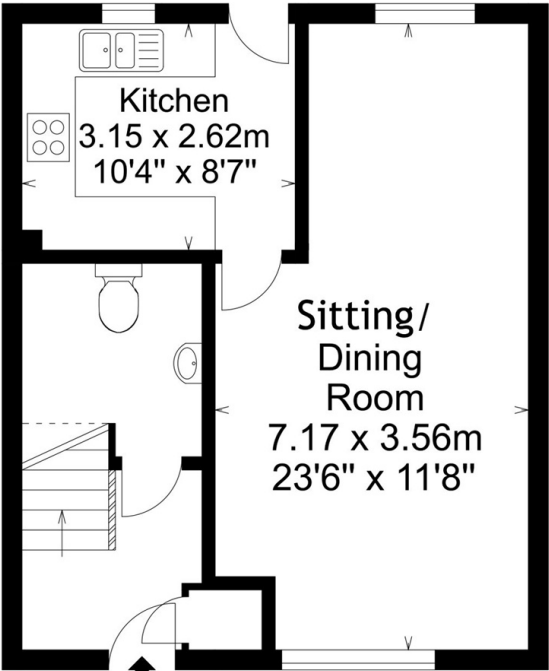


Bathampton, Bath

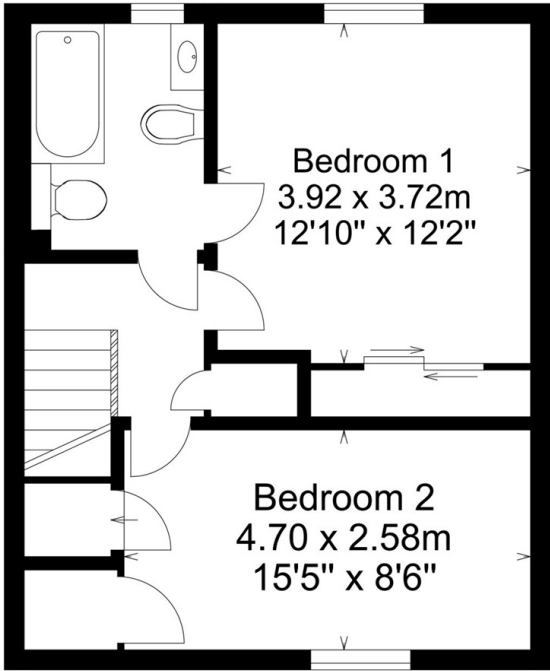




12 Harbutts,
Bathampton,
Bath, BA2 6TA
Approx. Gross Internal Area
891 Sq Ft - 83.77 Sq M



Ground Floor



First Floor

12 Harbutts
Bathampton
Bath
BA2 6TA

A pretty 2 bedroom end of terrace canal side retirement home, with a small garden and private garaging, in a charming development of 26 properties situated in well-manicured communal grounds, located in a highly sought after village with excellent local amenities, all within easy reach of Bath city centre.

Tenure: Freehold

£475,000



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print www.townandcountrymedia.co.uk © Town & Country Media 2014

Situation

Harbutts is a sought after residential retirement development of 26 properties built in 1986 and located in the heart of Bathampton village. This sought after development boasts an enviable canal side position with charming, beautifully manicured communal grounds, private garaging and visitors parking

Bathampton is a sought-after village on Bath's southern fringes within one and half miles of Bath city centre. The village offers many excellent local amenities which includes a doctor's and dentist's surgery, post office, convenience store & café, pharmacy, two public houses, a restaurant and a well-respected primary school. In addition, there is a bus stop nearby with regular buses into the city centre.

The World Heritage city of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars along with many cultural activities which includes a well renowned music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and the Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and Bath University.

Wonderful walks can be enjoyed along the nearby Avon and Kennett canal towards Bradford on Avon and Bristol and there is also easy access to the Bath skyline Walk from North Road.

The property is also within easy reach of a triangle of excellent state and independent schools which includes Bathampton Primary School, King Edwards School's, Monkton Combe School, Prior Park College, The Paragon School, Ralph Allen School, Kingswood School and The Royal High School.

Communications include a direct link to London Paddington, Bristol and South Wales form Bath Spa Railway Station and the M4 junction 18 is approximately 8 miles to the north and Bristol Airport is approximately 18 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Management: First Port Management – circa £4,000 pa
Council Tax Band: E
Agents Note: Harbutts is a retirement development. At least one purchaser has to be aged 55 years or over.

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Description

12 Harbutts is a pretty 2 bedroom canal side property, located in a charming development of 26 retirement properties in the heart of Bathampton village. In arguably the best location within the development being adjacent to the Kennet and Avon Canal and having a superb east west aspect to front and rear.

This attractive property has well maintained accommodation arranged over 2 floors which comprises a pretty double aspect open plan sitting room and dining room on the ground floor, along with a newly fitted well equipped kitchen and a large cloak room / utility room. On the first floor there are 2 double bedrooms and a well-appointed Jack & Jill shower room.

Externally there is a pretty enclosed private par terre garden to the rear, accessed from the kitchen and a small lawn to the front. In addition, there is private garaging and visitors parking.

Accommodation

Ground Floor

Entrance Hall

With fitted carpets, recessed coir matting, cloak cupboard, wall mounted Tunstall alarm System and stairs with fitted carpets that rise to first floor landing.

Utility Room

With space for fridge/ freezer and washing machine, pedestal WC, pedestal basin with tiled splashback, mirror, fitted shelving, extractor fan and wall mounted cupboards.

Sitting Room

With fitted carpet, double glazed window to front aspect with radiator under, period style fireplace and surround with gas effect fire.

Dining Area

With fitted carpet and double-glazed window to rear aspect with radiator under.

Kitchen

With vinyl tiled flooring, a comprehensive range of floor and wall mounted units with granite effect work surfaces, tiled splashback, integrated appliances to include fridge, double Hotpoint electric oven with four ring electric hob with extractor over and dishwasher. Recessed 1½ bowl stainless steel sink and drainer stainless steel swan neck mixer tap, wall mounted Worcester condensing boiler, central spotlight track, radiator, double glazed window to rear aspect and double-glazed stable doors to garden.

Stairs with fitted carpet rise to first floor landing.

First Floor

Landing

With fitted carpet, radiator with deco panel and cupboard housing the hot water tank.

Master Bedroom

With fitted carpets, wall to wall recessed fitted mirrored wardrobes with sliding doors, double glazed window to rear aspect with radiator under and door through to en-suite shower room.

En-Suite Bathroom

Jack and Jill shower room with Vinyl tiled flooring, double sized fully tiled shower unit with Triton electric shower over, oval basin set into cupboard vanity unit, tiled splashback, mirror, wall mounted lighting, radiator, towel rail, double glazed window to rear aspect, pedestal WC with display shelf over, part tiled walls and ladder affect heated towel rail with door to landing.

Bedroom 2

With fitted carpets, double glazed window to front aspect and 2 large built-in wardrobes.

Externally

Accessed from the kitchen, there is a pretty enclosed par terre ornamental garden.

