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Residential Sales

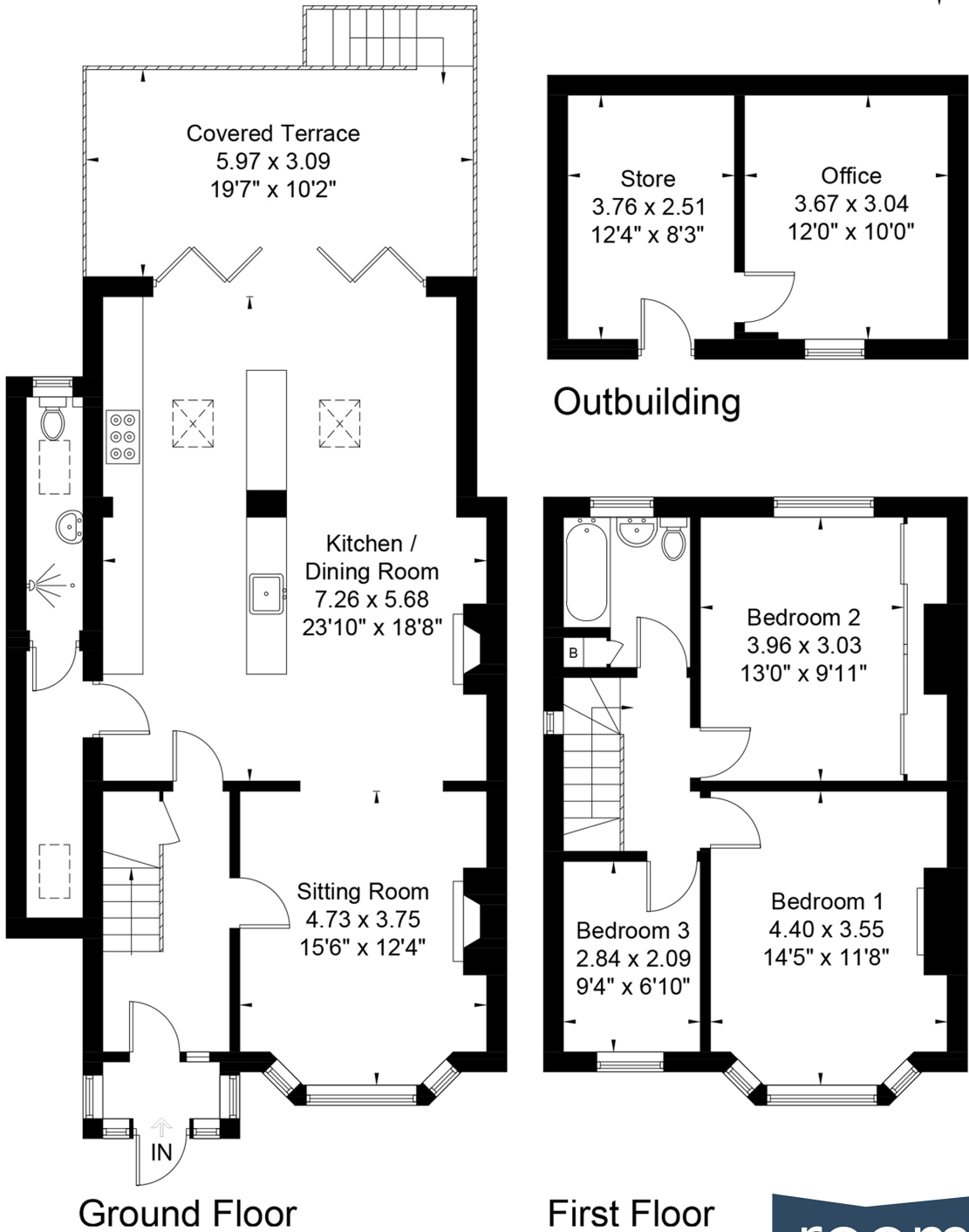
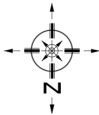


London Road West, Batheaston



70 London Road West, Bath, BA1 7DA

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Outbuilding = 20.8 sq m / 224 sq ft
Total = 143.2 sq m / 1541 sq ft



London Road West
Batheaston
BA1 7DA

A wonderful example of a 1930's semi detached family home having been sympathetically extended to provide exceptional open plan ground floor accommodation leading to an elevated, covered deck with fine views toward Bathampton. Generous bedrooms, manicured gardens and immaculate presentation.

Tenure: Freehold

£675,000

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. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



Situation

The property is located in the village area of Batheaston on the eastern outskirts of Bath, approximately 2 miles from the city centre.

70 London Road West has a wonderful southerly aspect to the rear over the gardens, meadowland and the surrounding hillsides of Bath. This idyllic semi-rural location also has the benefit of being close to local amenities which include a good primary school, doctors and dentist practice, chemist, convenience store and café within Batheaston, Bathford, and the village area of Larkhall.

Bath offers an array of chain and independent retail outlets, a fine selection of restaurants, cafes and wine bars and a number of well renowned cultural activities which include a well-respected international music and literary festival, the One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and Bath University.

There are also a number of excellent state and independent schools close at hand which include, Batheaston Primary School, King Edward’s Schools on North Road, easily accessed via the nearby Bathampton toll bridge, St Saviours and St Marks Schools in Larkhall and St Stephens Primary School, The Royal High School and Kingswood Schools in Lansdown.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approximately 8 miles to the north 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

Built in the 1930’s this is a prime example a 3–bedroom family home which has now undergone much renovation and improvement in recent years and now provides stunning accommodation throughout.

The property is approached via steps from the on–road parking through the shingled front garden to the front porch or gated side access. Once inside the house the hallway is a pleasant reception space leading into the open plan ground floor.

The front aspect more formal sitting room could be sectioned off as it has it’s own door from the all and separated from the snug/kitchen/dining room. This is simply a stunning space; light modern and a place to enjoy. It boasts a well-appointed kitchen, bi-fold doors onto the deck, access to the utility and shower room and period features dotted throughout.

Upstairs there are 3 good sized bedrooms (potential of a 4th STPP in the attic) and sumptuous bathroom. The views are brilliant to the rear and shielded to the front.

Externally the gardens are also presented marvellously with raised borders and the deck to the rear is a perfect entertaining space in any weather with a covered glass awning. There is also a large storage, brick built shed which could be easily converted to a studio, home office or gym.

Accommodation

Ground Floor

Steps with wrought iron handrail leading down to the front garden with central pathway leading to the front door.

Hallway

With wooden flooring, stairs rising and turning to the first–floor landing, antique style radiator, dado rail, small study area under the stairs and period doors leading to the sitting room, and open plan kitchen/dining room.

Sitting Room

With wooden flooring, boasts a front aspect large bay window with double glazing, stone mullion and inset plantation shutters, radiator, dado rail, cast iron fireplace with slate hearth and an open double archway leads through to the open plan kitchen/living/dining room.

Kitchen/Living/Dining Room

With wooden flooring, antique style tall radiator and door which leads into the side extension housing the wet room and utility room.

Kitchen Area

With wooden flooring, tall and base level units set underneath a Corian worksurface, space for 1½ Range cooker, Smeg wall mounted stainless steel extractor with light, tiled upstand, space American style fridge freezer, further worksurface areas with matching upstands, inset 1 ½ bowl stainless steel sink with mixer tap and hose, downlighting and rear aspect Velux style window.

Dining Area

Open across the breakfast bar which is in 2 sections and sits within the dining area and snug area. With wooden flooring, antique style radiator, Velux window and downlighting.

Snug Area

With cast iron fireplace, tiled hearth, Bi–folds door open across the back onto a raised area composite decking and glazed awning providing shade with wonderful views over the meadow land and Bathampton.

Utility Room

With tiled flooring, tiled walls, skylight window, space for stacking washing machine and tumble dryer, shelving, space for coats, underfloor heating and door through to wet room.

Wet Room

With tiled floors, fully tiled walls, wall mounted shower with telephone shower attachment and ceiling monsoon shower head, lightwell extractor fan, rear aspect frosted window, low flush WC, wall mounted wash hand basin with vanity cupboard below, underfloor heating and water heated towel rail.

First Floor

Landing

With access to the loft and doors to all 3 bedrooms and bathroom.

Bathroom

Comprising low flush WC, stone wash hand basin with mixer taps set onto a tall vanity cupboard, panelled bath with mixer taps, monsoon shower, downlighting, extractor fan, rear aspect frost double glazed window, tiled walls and water heated rail.

Bedroom 1

With rear aspect double glazed window, fantastic view, range of sliding door wardrobe and antique style radiator.

Bedroom 2

With front aspect bay window, planation shutters, antique style radiator and cast–iron fireplace.

Bedroom 3

With front aspect double glazed window, plantation shutters and antique style radiator.

Externally

The front garden is mainly laid to shingle enclosed on both sides by close board fencing, timber garden shed, flowering mature trees. The path leads to the pitched roof entrance porch and there is gated side access.

Stairs from the Kitchen descend from the raised decking down to the garden where there is a generous terrace of slabbed patio, raised herbaceous borders, central area of lawn, steps which lead back up the gated side access and a large storage shed which could be converted into a home office at the bottom of the garden.

