

# Church Road

Bath, BA2 5JQ

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TANNER



**£795,000 Freehold**

A superb opportunity to purchase a three bedroom detached family home set in a good size plot of approximately 0.2 of an acre, located within the Combe Down area of Bath which is need of modernisation and updating with the potential to extend, subject to the necessary planning permissions being sought. Viewing recommended.

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## Bath

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## £795,000 Freehold

### DESCRIPTION

A superb opportunity to purchase a three bedroom detached family home set in a good size plot of approximately 0.2 of an acre, located within the Combe Down area of Bath which is need of modernisation and updating with the potential to extend, subject to the necessary planning permissions being sought. The property benefits from a detached single garage and driveway parking for several vehicles with mature gardens to the front, side and rear. In brief the accommodation comprises an entrance porch with door in to the inner hallway with a turning staircase rising to the first floor landing and a cloakroom leading off to the left. The light and sunny sitting room is located to the front of the property with a feature fireplace and internal sliding doors lead through to the dining room and then conservatory/garden room. The kitchen has a range of fitted wall and base units with integrated oven and hob and a personal door to the lean to which gives access to the front and rear. To the first floor there is a good size landing with airing cupboard, three double bedrooms and a family bathroom. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

The property is approached through double gates leading onto the driveway which provides parking for

several vehicles and in turn leads to the detached garage. There are lawned gardens to the front of the property with a selection of mature trees and flowerbeds and borders with a selection of plants and shrubs. The gardens to the front are encompassed by natural stone walling and side access to both sides of the property lead to the gardens at the rear. To the rear there are good size gardens which are predominantly laid to lawn with a selection of mature trees, shrubs and bushes and is encompassed by natural stone walling.

### LOCATION

Bath is a beautiful Georgian city offering a superb range of shops, excellent restaurants and the Bath University, with its wide range of sporting facilities is also within easy reach. Close to the property is a variety of amenities and Bath City Football Club. From here there are bus links into the city centre, Bath Spa Station provides high speed rail links to London Paddington (1 hr 19 minutes by the fastest service). Access via the A4 to the M4 is provided with the A46 to Junction 18 Tormarton (8 miles approx). Bath is in the valley of the River Avon, 97 miles (156 km) west of London and 11 miles (18 km) southeast of Bristol.

### COUNCIL TAX BAND

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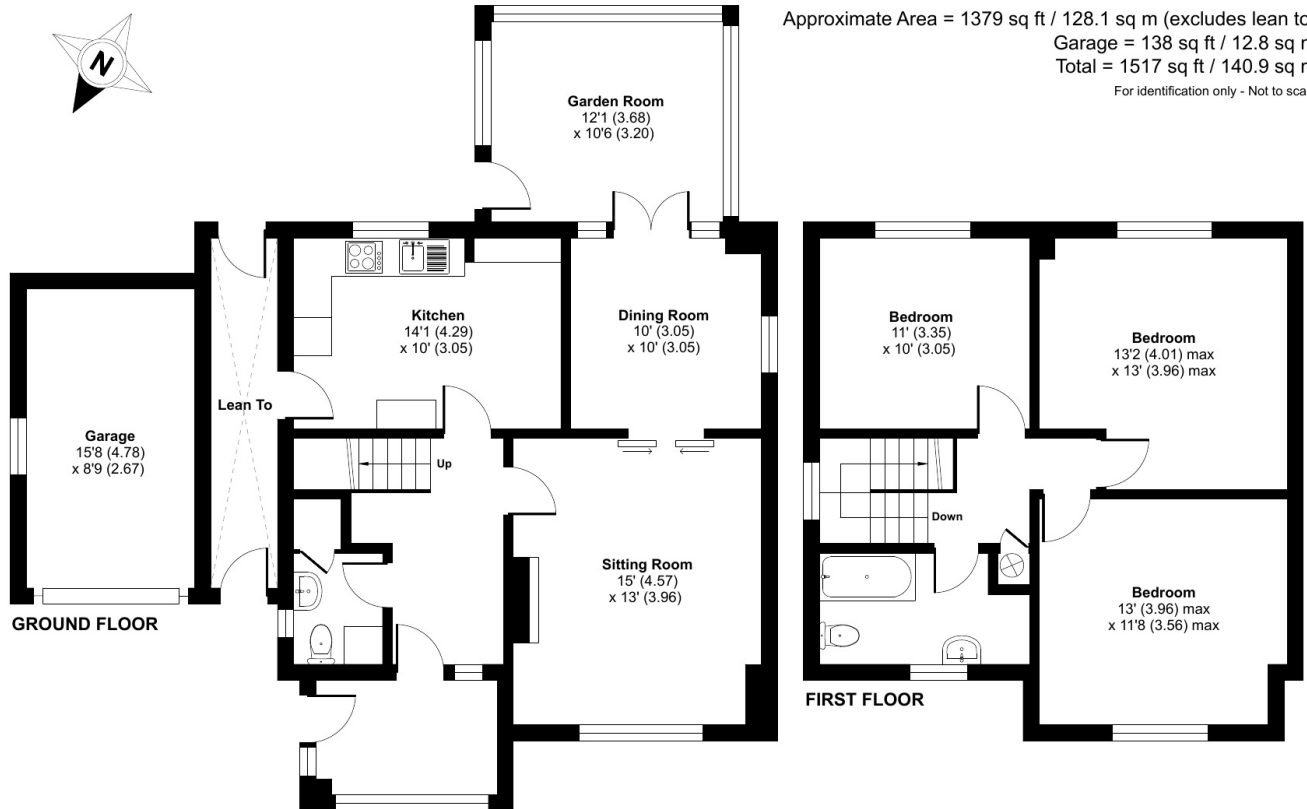
## Church Road, Combe Down, Bath, BA2

Approximate Area = 1379 sq ft / 128.1 sq m (excludes lean to)

Garage = 138 sq ft / 12.8 sq m

Total = 1517 sq ft / 140.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1187969

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