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Residential Sales

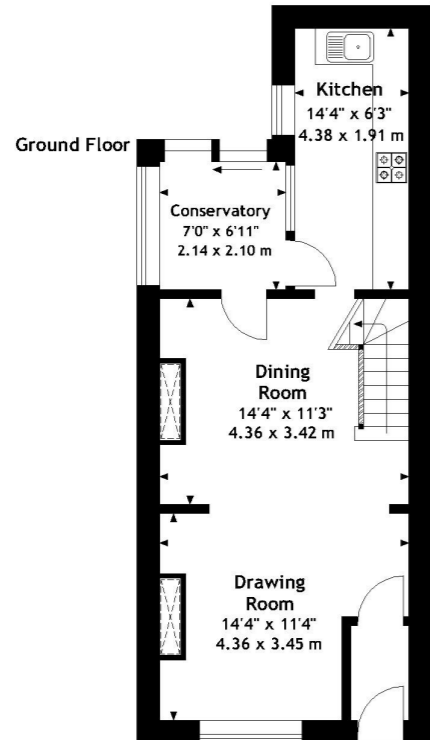
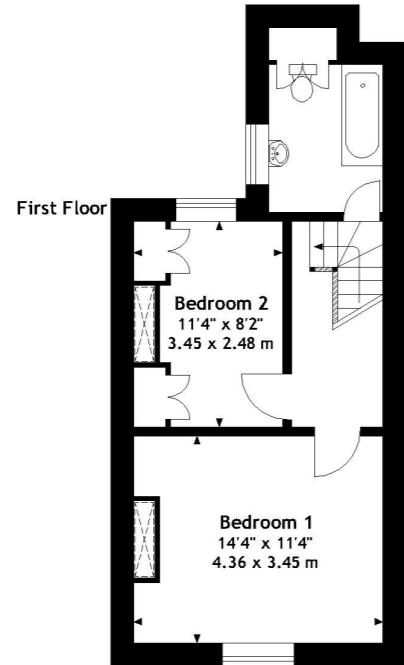


Upper Hedgemead Road, Bath



1 Rossini Cottages,
Upper Hedgemead Road
Bath BA1

Approx. Area
826.30 Sq.Ft - 76.80 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor plan Produced by Advantage Matters.

1 Rossini Cottages
Upper Hedgemead Road
Camden
Bath
BA1 5NZ

A pretty 2 bedroom Grade II listed artisan cottage located in a fine elevated position, adjacent to Hedgemead Park and within 10 minutes-walk of Bath City Centre.

Tenure: Freehold

£425,000



Situation

Upper Hedgemoad Road is situated in a fine elevated position in a quiet enclave tucked away between Lansdown Road and Camden Road and is beautifully placed on the edge of open park land, conveniently within easy walking distance of Bath city centre.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, an excellent selection of fine restaurants, cafes and wine bars and many well-respected cultural activities which include an international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms and many pre-London shows at The Theatre Royal.

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club in Lansdown.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephens C of E Primary School, St Andrews School, The Royal High and Kingswood Schools.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Junction 18 is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Gas fired heating and hot water
Double glazing throughout.
Tenure: Freehold
Council Tax Band:C

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Description

1 Rossini Cottages is one of an attractive pair of Grade II listed Georgian artisan cottages located in a fine elevated position, adjacent to Hedgemoad Park and conveniently within 10 minutes-walk of Bath city centre.

The property, which is beautifully presented throughout, has well-proportioned accommodation arranged over 2 floors. On the ground floor, which has handsome wooden flooring throughout, there is a generous open plan living and dining room, with an attractive period fireplace, which leads through to a well-fitted kitchen and pretty garden room. On the first floor there is a charming master bedroom to the front which enjoys beautiful far-reaching views, along with a further double to the rear and a family bathroom.

Externally there is a pretty paved sun terrace that spans the width of the property to the front and a small courtyard to the rear accessed from the garden room.

Accommodation

Ground Floor

Entrance Lobby

With recessed coir matting and glazed through to open plan living space.

Open Plan Living Space

With wooden flooring, radiator, window to front aspect, cool effect fire with marble hearth and 2 recesses with floating shelves to either side.

Dining Area

With wooden flooring, period recessed fireplace, 2 recesses to either side, radiator, large under stairs recessed area and glazed door through to garden room.

Garden Room

With wooden flooring, wall to wall, floor to ceiling doors to small rear courtyard.

Kitchen

With wooden flooring, comprehensive range of floor and wall mounted units, cupboards and drawers, granite effect worksurfaces, tiled upstand, space for fridge, integrated electric oven, 4 ring gas hob, extractor over, space for washing machine, 1½ bowl stainless steel sink and drainer, wall mounted Vaillant boiler, casement window to side aspect, further casement window, ceiling spotlights track and part glazed door to garden room.

Stairs with fitted carpet rise to the first-floor landing.

First Floor

Landing

With fitted carpet, Velux window to rear aspect, access to loft and fitted shelves.

Bathroom

With ceramic tiled flooring, panelled bath, fully tiled surround, glazed shower screen, Triton power shower over, pedestal WC, shelved cupboard, pedestal basin, ladder effect heated towel rail, casement window to side aspect and ceiling spotlights.

Bedroom 1

With fitted carpet, 2 recesses with hanging and shelving space, sash window to front aspect and radiator.

Bedroom 2

With fitted carpet, sash window to rear aspect, radiator, fitted wardrobe and cupboard housing the hot water tank.

Externally

There is a very small rear courtyard accessed from the garden room and to the front there is a pretty paved which spans the width of the property with 2 further tiers and steps to Hedgemoad Road.