

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

COBB
FARR

Bath & Bradford on Avon

Residential Sales



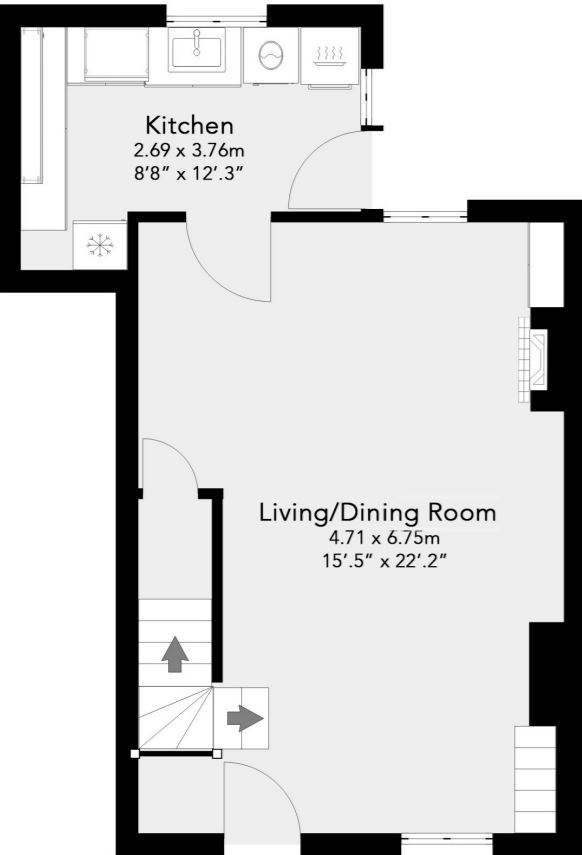
48 High Street, Hinton Charterhouse



Floor Plan

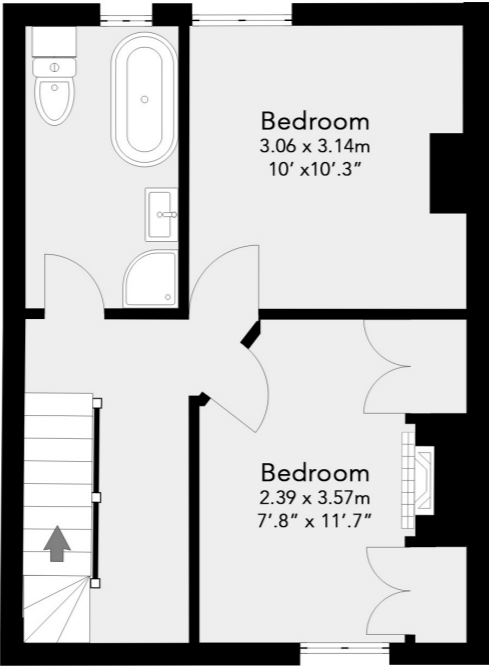


48 High Street, Hinton Charterhouse, BA2 7SN



Ground Floor Area
39.1 sqm
421 sqm

Total Area
88.5 sqm
953 sqft



First Floor Area
30.8 sqm
332 sqft



2nd Floor Area
18.5 sqm
199 sqft

48 High Street
Hinton Charterhouse
BA2 7SN

A delightful 3 bedroom cottage situated in the center of this attractive Somerset village, teeming with character and period features throughout.

Tenure: Freehold

£395,000

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

Situation

Hinton Charterhouse is an attractive Somerset village located on the southerly side of the city of Bath, approximately five mile distant. The village provides amenities such as: Post Office, Public Houses and village cricket green. Also located nearby is a Farm Shop, and there are excellent village schools within the villages of Norton St. Phillip and Freshford.

The city of Bath itself provides a full range of retail outlets, restaurants and wine bars together other amenities which include; the Theatre Royal, the Thermae Spa and excellent sports facilities at Bath University and the Sports Centre. Communications include; a regular bus service to Bath city centre, the M4 Motorway Junction 18 is approximately ten miles to the north, and within the centre of Bath a mainline railway station providing direct access to London Paddington, Swindon, the city of Bristol and South Wales.

The property is also well positioned for easy access to various schools to include; Beechen Cliff, Prior Park, King Edwards and Monkton Combe, and Wessex Water Headquarters and Bath University.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: BANES Council
Council Tax Band: Band B

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Located in the heart of Hinton Charterhouse, this delightful three double bedroom terraced home is brimming with character and offers an inviting blend of traditional charm and modern conveniences, making it the perfect family home.

Upon entering you are greeted with an abundance of light and space with the dual aspect, open plan reception room, with log burner and ample storage, flowing nicely through to the modern kitchen, with gas hob, Belfast sink and plenty of storage. The charming stable style door opens out from here to the patio and spacious garden beyond.

Located on the first floor are two fantastic double bedrooms and a 4 piece suite family bathroom complete with roll top bath. The entire second floor is occupied by the principal bedroom and en suite.

Externally there is on street parking to the front of the home, with a delightful patio and garden laid to lawn to the rear.

Agents Note: Access to the rear garden is shared with the adjoining neighbour to the right.

The property is offered with no onward chain.

Accommodation

Ground Floor

Living/Dining Room

Wooden door, storage cupboard containing fuse box, hardwood flooring, dual aspect, sash window to front and to back, feature fireplace with log burner, 3 radiators, understairs storage cupboard.

Kitchen

Being L-shaped with floor units and hardwood work surfaces, radiator, gas hob, Belfast sink, space for white goods, hardwood flooring, stable style door to garden.

First Floor

Landing

With hardwood flooring, access to bedrooms 2, 3 and family bathroom.

Family Bathroom

With shower, roll-top bath, wash hand basin, WC, vinyl flooring, heated towel rail, rear aspect window, gas fired boiler providing domestic hot water and central heating.

Bedroom 2

With front aspect sash window, hardwood flooring, feature fireplace having built-in storage either side, radiator.

Bedroom 3

With rear aspect window, radiator, hardwood flooring.

Second Floor

Bedroom 1

With hardwood flooring, rear aspect Velux window, radiator, access to:-

En suite

With WC, wash hand basin, roll top bath, radiator, rear aspect Velux window, hardwood flooring.

Externally

Garden

To the rear of the property there is a delightful southwest facing garden predominantly laid to lawn with a paved patio.

Parking is available on street to the front of the cottage.

