

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

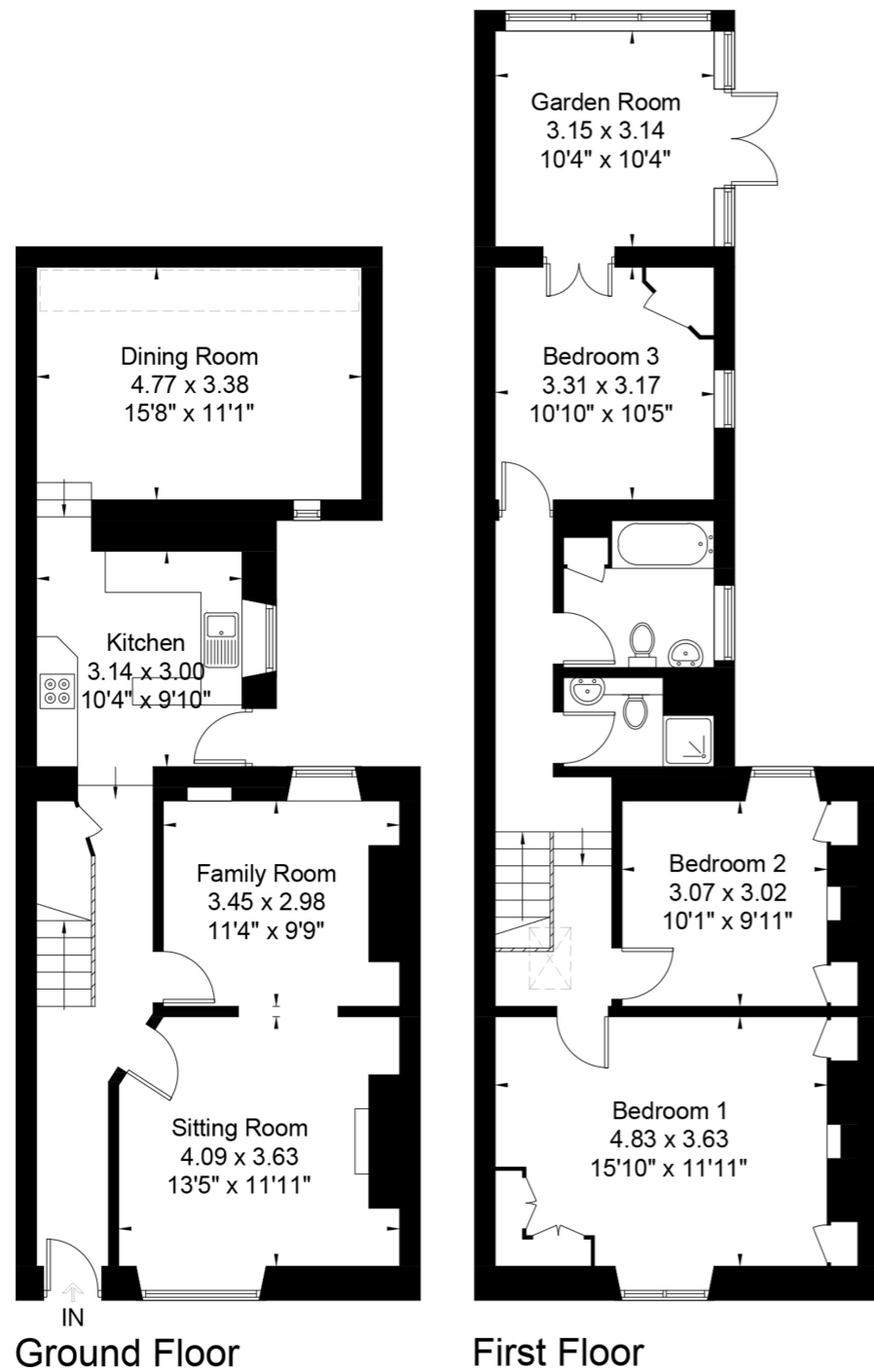


Weston, Bath



Trafalgar Road, Weston, Bath, BA1 4EW

Approximate Gross Internal Area = 139.6 sq m / 1502 sq ft



18 Trafalgar Road
Bath
BA1 4EW

A charming, deceptively spacious end of terrace 3 bedroom Grade II listed Georgian artisan cottage, with a beautiful garden, located in a popular residential area, close to excellent local amenities, good schools, The RUH and Bath city centre.

Tenure: Freehold

£550,000





Situation

Trafalgar Road is an attractive residential street of Georgian town houses and artisan cottages positioned conveniently in the heart of Weston village and a stone's throw from the excellent range of local amenities on Weston High Street which include a doctors and dental practice, 3 good primary schools, a nursery school, a post office, a bakery, a national chain supermarket, a hairdressers, café and takeaway.

The UNESCO World Heritage City of Bath is within easy walking distance via Royal Victoria Park and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Mary's Primary School (Outstanding Offsted), Weston All Saints Primary Schools, Newbridge Infants School, Oldfield School in Newbridge and Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 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: E

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

18 Trafalgar Road is a charming Grade II listed Georgian artisan cottage, located in a hugely popular residential area, on top of excellent local amenities, good schools, The RUH and within easy reach of Bath city centre.

The elegantly proportioned accommodation, which retains a wealth of period detail is deceptively spacious and arranged over 2 floors. On the ground floor there is a large double aspect drawing and withdrawing room, a well-appointed Shaker style kitchen which enjoys access to the garden and an atmospheric vaulted dining room. This beautiful home has been lovingly maintained but could benefit from some decorative refreshing.

On the first floor there is a spacious master bedroom to the front that spans the width of the property along with 2 further pretty double bedrooms, a shower room and separate bathroom. In addition, there is a large conservatory that leads from the rear bedroom and enjoys access to the gardens.

Externally accessed from the kitchen and conservatory stone steps rise to a beautiful 100 ft mature well established sunny walled garden. To the front there is a pretty gated par terre garden.

Accommodation

Ground Floor

Entrance Hall

With recessed coir matting, solid wood flooring, radiator, dado rail, recessed ceiling spotlights, cupboard housing the utilities, large understairs storage cupboard and stairs with fitted carpet rise to first floor.

Drawing Room

With fitted carpet, 2 Georgian sash windows to front aspect, radiator under, Georgian fireplace and surround, 2 arched recesses to either side, wall mounted lighting and archway through to withdrawing room/snug.

Withdrawing Room/Snug

With fitted carpet, sash window to rear aspect, 2 arched recesses with fitted shelving, radiator and further recess with fitted shelving.

Kitchen

With ceramic tiled flooring, a comprehensive range of Shaker style wall mounted units, cupboards and drawers, integrated appliances to include double Neff oven, 4 ring gas Neff hob, extractor fan over, washing machine and fridge/freezer. Granite worksurfaces, fully tiled splashback, inset stainless steel sink, brushed chrome swan neck mixer tap, casement window to side aspect, radiator, recessed ceiling spotlights, part glazed door to side aspect and stable door through to vaulted dining room.

Dining Room

With fitted carpet, wall mounted lighting, radiator, casement window to courtyard aspect.

First Floor

Landing

With fitted carpet, dado rail and Velux ceiling window.

Bedroom 1

With fitted carpet, Georgian sash window to front aspect with radiator under, period fireplace and surround, recessed cupboards to either side, further built in wardrobes and loft access.

Bedroom 2

With fitted carpet, period fireplace and surround, 2 recessed cupboards to either side, sash window to rear aspect with radiator under.

Shower Room

With wooden flooring, concealed cistern WC, basin set into display shelf with cupboard under, fully tiled and glazed shower unit, radiator, recessed ceiling spotlights and extractor fan.

Bathroom

With wooden flooring, panelled bath, fully tiled surround, pedestal WC, pedestal basin, sash window to side aspect with radiator under, built in cupboard and recessed ceiling spotlights.

Bedroom 3

With fitted carpet, sash window to side aspect, radiator under, recessed ceiling spotlights, loft access and large corner cupboard housing the Worcester boiler and hot water tank.

Conservatory

With exposed stone walls, fitted carpet, wall to wall windows, door to garden, fitted shelving and radiator.

Externally

Accessed from both the kitchen and conservatory there are stone steps which rise to a pretty well established mature southeast facing garden.

To the front there is a gated ornamental par terre garden.