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Residential Sales




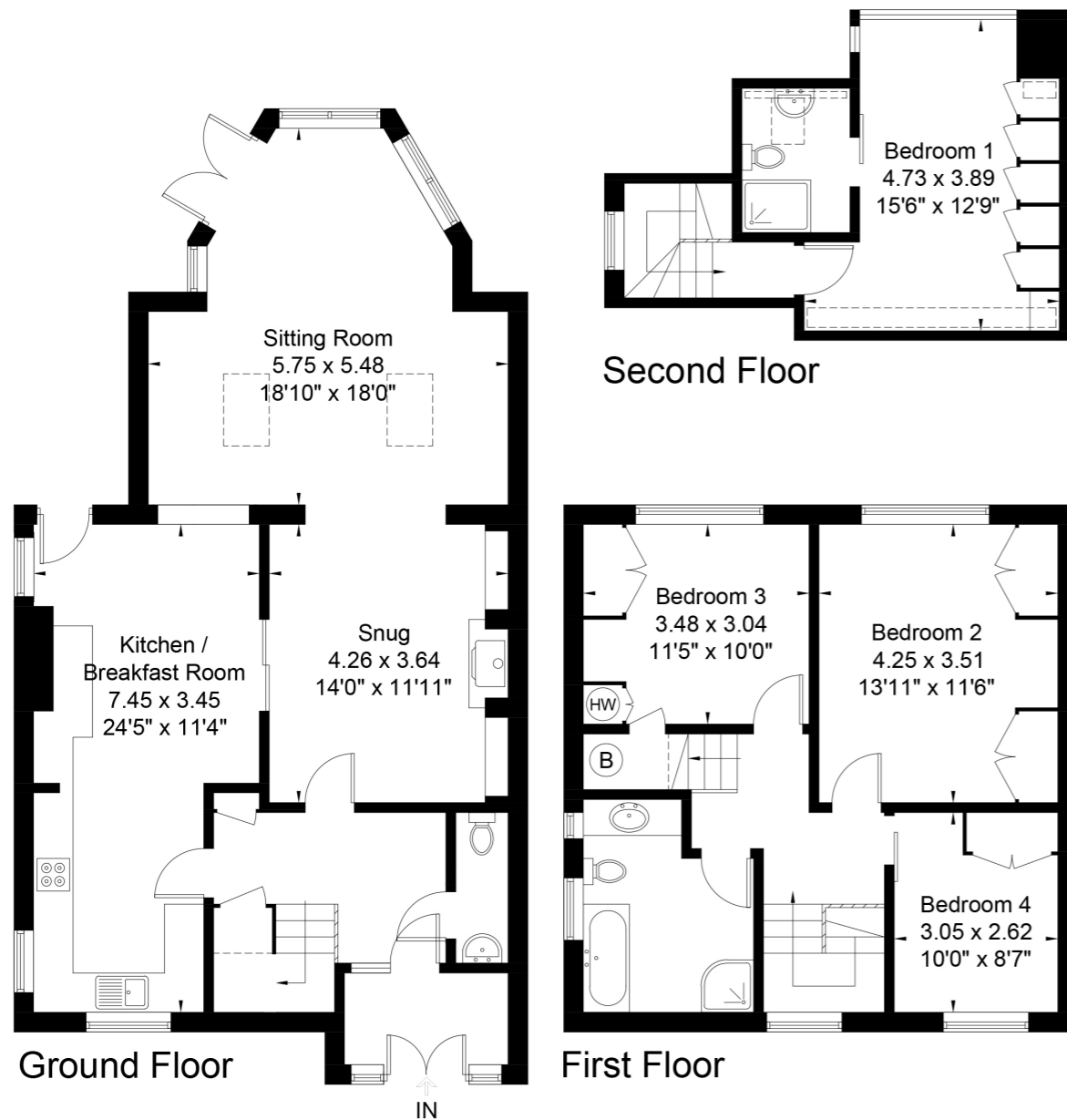
Weston, Bath



38 Cedric Road, Bath, BA1 3PA
Approximate Gross Internal Area = 159.7 sq m / 1719 sq ft



 = Reduced headroom below 1.5m / 5'0"



38 Cedric Road Bath BA1 3PA

A wonderful 4 bedroom semi-detached family home with a stunning garden, glorious rear aspect and plenty of off street parking, located in a fantastic residential position within 2 minutes-walk of The RUH Hospital

Tenure: Leasehold

**Offers in Excess of
£750,000**





Situation

Cedric Road is ideally placed within 2 minutes level walk of The RUH Hospital and is particularly well placed for easy access to the excellent local amenities in nearby Weston Village, which include a national chain supermarket, a doctors and dental practice, pharmacy, bakery, nursery, gastro pub and WASPS and St Mary's Schools. Bath city centre is a 25 minutes-walk away and there are regular bus services to and from the city from adjoining Combe Park.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, the attractions at The Roman Baths and Pump Rooms, Parade Park and Gardens together with many lovely museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby and 4 local golf courses. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

There are also many excellent state and independent schools within easy reach which include Newbridge Infants and Junior Schools, St Mary's Primary School, Oldfield Academy and Kingwood and The Royal High schools in Lansdown.

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

General Information

Service: All mains services are connected
Heating: Full gas fired central heating
Tenure: Leasehold – 999 years from 1954
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

38 Cedric Road is a wonderful 4 bedroom semi-detached family home, having been in the same ownership for over 40 years. The property has been lovingly maintained throughout and offers light and airy flexible family living space arranged over 3 floors. In addition there is a spectacular rear garden of approximately 200 ft which enjoys the most amazing aspect along with plenty of off street parking to the front.

On the ground floor there is a well-equipped contemporary double aspect kitchen/dining room with Quartzite work surfaces and high gloss units. The kitchen is conveniently linked to a charming snug with a built in log burner and is open plan to the sympathetically extended living room and conservatory which has a wonderful aspect overlooking the gardens.

On the first floor there are 3 bedrooms all with fitted cupboards and a lovely family bathroom. The attic space has been converted to create a lovely master bedroom suite which has plenty of built in wardrobes, a newly fitted en-suite shower room and enjoys stunning far-reaching elevated views over the garden and beyond.

Externally to the front of the property there is an attractive gravel garden and off-street driveway parking for several cars along with a fitted type 1 lead with type 2 adaptor charging point

To the rear accessed from both the kitchen and conservatory there is an impressive well stocked garden which extends beyond 200ft and has a large level lawn, a range of mature shrubs and trees, a raised vegetable bed and a charming, secluded sun terrace with free standing stone Hacienda barbecue and a timber framed garden room.

Accommodation

Ground Floor

Entrance Porch

With exposed brick work, vinyl flooring and double doors through to entrance hall.

Entrance Hall

With wooden effect vinyl flooring, radiator and large walk in understairs cupboard.

Guest Cloakroom

With vinyl tiled flooring, window to front aspect, circular basin set into cupboard vanity unit, pedestal WC with display shelf over and wall mounted ladder effect heated towel rail.

Kitchen

With a comprehensive range of white high gloss units, cupboards and drawers, Quartzite worksurfaces, tiled upstand, integrated larder fridge, space and plumbing for washing machine, integrated dishwasher, 4 ring gas hob, extractor fan over, integrated Beko electric oven, Kenwood microwave, recessed Astini stainless steel sink, swan neck mixer tap, windows to front and side aspect and recessed ceiling spotlights.

Dining Area

With part glazed doors to garden aspect, window to side aspect, hatch to living room, radiator under.

Snug

With Saltfire ST-X5wood burning stove, granite hearth, recessed cupboards and shelves to either side, wall mounted uplighting, radiator and walkway through living room and conservatory.

Living Room and Conservatory

With fitted carpet, glazed ceiling and wall light, radiator, wall to wall, floor to ceiling bay windows with Thomas Sanderson fitted Duette thermal blinds and access to garden.

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

First Floor

Landing

With window to front aspect and radiator with deco panel.

Bedroom 2

With fitted carpet, fitted wardrobes, window to garden aspect with radiator under.

Bedroom 3

With fitted carpet, fitted wardrobe, window to front aspect and radiator.

Bedroom 4

With fitted carpet, fitted wardrobes, Cupboard housing Ideal condensing boiler and hot water tank, window to rear aspect and radiator under.

Bathroom

With ceramic tiled flooring, panelled bath with fully tiled surround, central taps,shower attachments, large fully tiled and glazed feature corner shower unit with wall mounted and rain electric Mira shower, large rectangular basin set into cupboard vanity unit, mirror over, pedestal WC, windows with obscured glass to rear aspect and ladder effect heated towel rail.

Stairs with fitted carpet rise to the top floor.

Top Floor

Landing

With storage cupboard.

Master Bedroom

With fitted carpet, window with majestic views to rear aspect with radiator under, wall to wall fitted wardrobes, further radiator and sliding door to en-suite shower room.

En-Suite Shower Room

With ceramic tiled flooring, pedestal WC, basin set into cupboard vanity unit, fully tiled and glazed corner shower unit, Mira electric shower and Velux window to rear aspect.

Externally

To the front there is an attractive gravel garden and off-street driveway with parking space for up 5 cars, charging point with fitted type 1 lead with type 2 adaptor and to the rear accessed from the dining area and conservatory there is stunning well stocked garden over 200ft level lawns, mature well stocked borders, a secluded recreational seating area, free standing Hacienda barbecue, timber framed garden house and a large storage house which was formally a garage.