

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

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Residential Sales

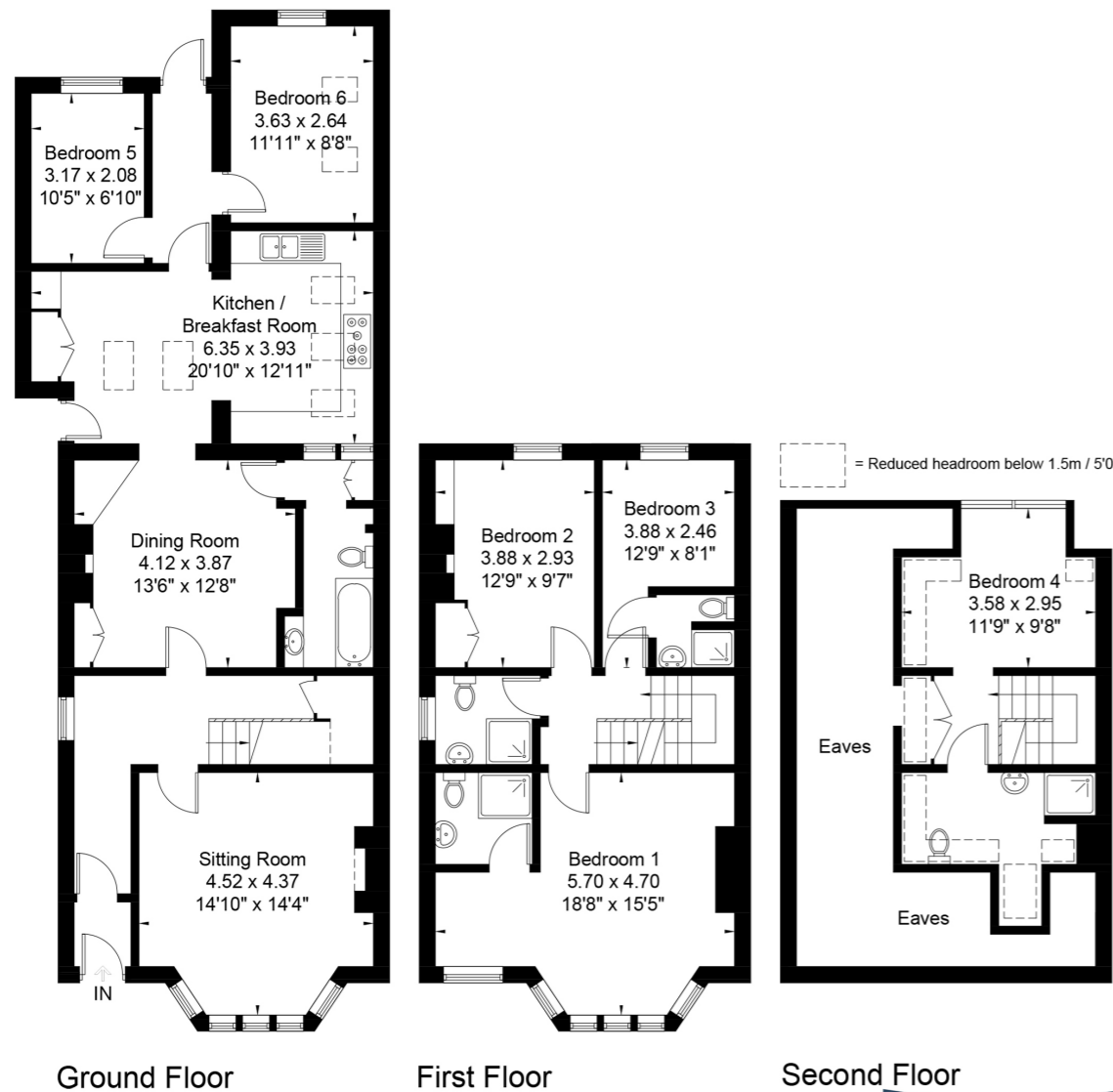
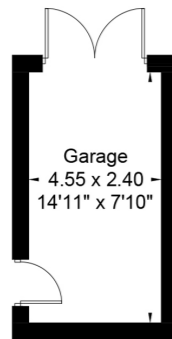


Crescent Gardens, Bath



16 Crescent Gardens, Bath, BA1 2NA

Approximate Gross Internal Area = 177.2 sq m / 1907 sq ft
 Eaves = 21.4 sq m / 230 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 209.5 sq m / 2254 sq ft



16 Crescent Gardens
 Bath
 BA1 2NA

Occupying a prominent location near central Bath, this substantial house offers accommodation set to 3 storeys with retained period features, parking and garage. No onward chain.

Tenure: Freehold

£700,000



Situation

16 Crescent Gardens is situated in a very convenient central position only a few minutes walk from the City Centre and the cycle path and is a stone's throw from the elegant Queens Square, Royal Victoria Park and the world famous Royal Crescent.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent five star spa, gym and hotel facilities at the nearby Royal Crescent and Gainsborough Hotels.

The property is within easy reach of a triangle of good state and independent schools which include King Edwards schools in Weston and North Road, St Andrews Primary School in Julian Road, Beechen Cliff and Hayesfield Schools in Oldfield Park and Bear Flat and The Paragon and Prior Park Schools in Widcombe.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is 10 minute walk away, The M4 Motorway Junction 18 is 10 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:

Council Tax Band: To be advised

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Description

16 Crescent Gardens is an extended house built in approximately the 1930's and offers substantial accommodation set to 3 storeys. Set in an area of popular and attractive guest houses, number 16 has been used as such in the past with many ensuites to the upper bedrooms.

The accommodation offers some retained features including fireplaces, dado rails, decorative cornicing and ceiling roses.

The sitting room looks out over the front garden and gives a bay window and handsome fireplace. The ground floor continues with a generous dining room, open to the kitchen/breakfast room. Additionally there is a bathroom and two bedrooms to the rear.

The first floor gives 3 suited bedrooms and a further bedroom and bathroom on the second floor.

Externally there is a pretty front garden and a courtyard to the rear with steps leading to the parking space and timber garage.

The property is offered with no onward chain.

Accommodation

Ground Floor

Part leaded light wooden door leading to the entrance all.

Entrance Hall

With hammered glass glazed inner door to the hallway.

Hallway

With wooden style flooring, decorative archway and ceiling rose, single panelled radiator, side aspect hammered glass sash window, stairs rising and turning to the first-floor landing, further double panelled radiator, understairs cupboard housing the pressurised hot water system and stripped lien shelving, wall mounted hive system and doors which lead to sitting and dining room.

Sitting Room

With front aspect stone Mullen window with inset double glazing, wall lights, picture rail, dado rail, original high skirting board and fireplace.

Dining Room

With wooden effect flooring, recessed shelving, antic style radiator, cast iron fireplace with tile insert and cast-iron mantel piece, recessed cupboard to the side and archway through to kitchen/breakfast room and door which leads through to the downstairs bathroom.

Bathroom

Comprises low flush WC, bath with mixer tap, thermostatic shower and chrome riser, ceramic wash hand basin set onto a plinth with mixer tap and cupboard below, water heated towel rail, extractor fan and 2 double cupboards.

Kitchen

With a range of eye and baselevel units, worksurface areas incorporating a twin ceramic Belfast style sink with mixer tap, space for dishwasher, space for double width Range cooker, stainless steel splashback, extractor fan with light over, part tiled walls, Velux window, downlighting, space and plumbing for washing machine, space for upright fridge freezer and wooden flooring.

Breakfast Area

With a side door leading to the garden, large of floor to ceiling cupboards, recessed shelving, antic style radiator, downlighting and part glazed door leading to the rear hall.

Rear Hallway

With doors to the 2 ground floor bedrooms and part glazed stable style door out to the rear courtyard.

Bedroom (East Side)

With Velux windows, wooden frame rear aspect window and radiator.

Bedroom

With rear aspect wooden framed window and radiator.

First Floor

Landing

With doors to 3 bedrooms.



Bedroom

With front aspect stone Mullen bay window with inset double glazing, single panelled radiator.

Dressing Area

With front aspect window and door through to ensuite shower room.

Ensuite Shower Room

With low flush WC, corner shower cubicle with thermostatic shower, part tiled walls, wash hand basin with mixer tap set onto vanity cupboard, tiled flooring, extractor fan and central light fitment.

Bedroom

With rear aspect wooden framed sash window, feature cast iron fireplace with inset tiling, built-in 1½ width wardrobe, recessed shelving, radiator and door through to ensuite.

Ensuite Shower Room

With low flush WC, corner mounted shower cubicle with thermostatic shower, wash hand basin with mixer tap, part tiled walls, extractor fan, downlighting, side aspect frosted sash window and water heated towel rail.

Bedroom

With rear aspect sash window, radiator and door to ensuite.

Ensuite Shower Room

With low flush WC, shower enclosure with thermostatic shower and folding sh0ower screen, wash hand basin with mixer tap on vanity unit, part tiled walls and downlighting.

Stairs rise to the second floor.

Second Floor

Landing

With cupboard, stripped linen shelving and access to the eaves storage.

Bedroom

With wall lights, double panelled radiator and 2 rear aspect windows.

Bathroom

With thermostatic shower, downlighting, wall mounted vanity cupboard, wash hand basin with vanity cupboard below, tiled flooring, towel rail, low flush WC and front aspect Velux window.

Externally

To the rear of the property there is a small, paved courtyard with wooden steps rising to a parking area and timber garage for further parking and storage.

To the front of the property there is a wrought iron gate set onto 2 stone pillars with steps rising to the pathway to the front door. The front garden is manly shingled with mature planting and iron fence work dividing from next door. There is gated side access and outside courtesy lighting.