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Residential Sales



## 8 Prospect Place, Bathford, BA1 7TW

A partially refurbished end of terrace cottage with Planning Permission to extend to both the rear (2 storey) and the front (single storey) – currently offering 2 bedrooms, garden, parking and fantastic views.

Tenure: Freehold

£300,000

## Situation

Bathford is an attractive village, located on Bath's sought after south eastern fringes, within easy reach of Bath city centre and the nearby market town of Bradford on Avon. This pretty village has a thriving local community, an excellent primary school, a village shop and café and a public house along active local rugby and cricket clubs.

The UNESCO World Heritage City of Bath is on the doorstep 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 includes a world famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Several good state and independent schools are within easy reach. They include Kingswood and The Royal High Schools on Lansdown Road, King Edward's Schools on North Road and Beechen Cliff, Hayesfield and Ralph Allen Schools on Bath's southern slopes.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

## Description

Prospect Place is a row of period cottages set on the elevated slopes off of Bathford Hill with fine views. It is currently part-way through a renovation with current planning permission to extend to both front and rear - 21/04200/FUL

### Accommodation

#### Ground Floor

Part glazed front door leading to the sitting room.

Sitting Room with stairs rising to the first-floor landing, double glazed window to front aspect, feature fireplace with inset woodburning stove, slate hearth, high level consumer units and meters and an open archway through to kitchen.

Kitchen with base units, worksurface area, composite sink with drainer and mixer tap, space for upright oven and fridge/freezer, space and plumbing for washing machine, tiled floor, window to rear aspect, downlighting and door through to cloakroom.

Bathroom with tiled flooring, WC, wash hand basin, bath with mixer tap, part glazed walls, down lighting, window to side aspect.

From the kitchen a rear door leads out to garden.

#### First Floor

Landing with doors to all rooms.

Bedroom 1 with exposed floorboards, 2 double glazed windows to front aspect with lovely views and recessed wardrobe area with hanging rail.

Bedroom 2 with recessed open cupboard with plumbing for hot water cylinder and window to rear aspect

#### Externally

To the front of the property there is a level garden which is mainly laid to lawn, stonewalling on either side, a path leads from a double-parking area.

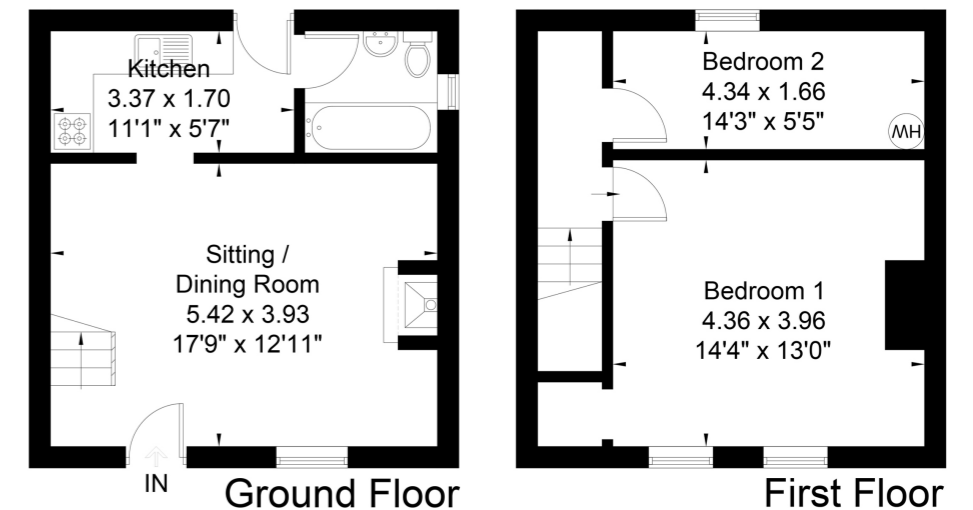
## Key Features

- Period 2 bedroom cottage
- Front and rear gardens
- Planning Permission granted and current
- 21/04200/FUL
- Partially Renovated
- Parking
- Fine views
- No onward chain

## Floor Plan

8 Prospect Place, Bathford, BA1 7TW

Approximate Gross Internal Area = 62.7 sq m / 674 sq ft



## General Information

Services: Water, mains drainage, electricity

Heating: Currently woodburning stove only

Tenure: Freehold

Council Tax Band: C

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