



Hilston, 29 Cleveland Walk, Bathwick, Bath, BA2 6JW

A superb four-bedroom detached home with wonderful gardens, situated in this prime location and enjoying far-reaching views across the City

| Reception hall | Sitting room | Dining room | Garden room | Kitchen
| Cloakroom | Master bedroom with en suite bathroom | 2 further double bedrooms | Bedroom 4/study | Family bathroom | Cellar store room | Established gardens | Attached garage and storeroom | Parking |

Location

Cleveland Walk is a sought-after residential location, ideally situated on the southern slopes of Bath. There are local shopping facilities available on nearby Bathwick Hill including a Tesco Metro, Myrtle Mee the florist and Dexters, a great little coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities. Sydney Gardens and the Holburne Museum are within short walking distance.

There is an excellent range of schools close by, both private and state, including King Edward's at the end of the road, Prior Park College, The Paragon, Monkton Combe, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. The highly regarded University of Bath is within 1 mile and also provides a wide range of sports facilities used by many recent Olympians, including a 50m pool and athletics track. Bath Spa University is approximately 5 miles away.

Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

Description

Hilston, a 1950s detached home in Bath's coveted Cleveland Walk, offers a unique opportunity for upgrading this much-loved family home while enjoying its prime location.

The reception hall leads to a sitting room with a panoramic garden view, a dining room with sliding doors to a city-view garden room, and a kitchen with potential for open-plan design.

The first floor features a master bedroom with an en-suite, two double bedrooms, a single bedroom/study, and a family bathroom.

Outside

The charming and good-sized rear garden includes a dining terrace, a lush lawn, and established borders with views between mature trees toward the city and surrounding countryside beyond.

Off-street parking accessed via an in-and-out horseshoe drive.

Garage with power and light.





General Information

Bath & North East Somerset Council. Council Tax Band G.

The tenure is Long Leasehold for the residue of a 999 year term from 29.09.1928. Ground Rent - £14 per annum.

All mains connected, gas central heating. Superfast broadband available.

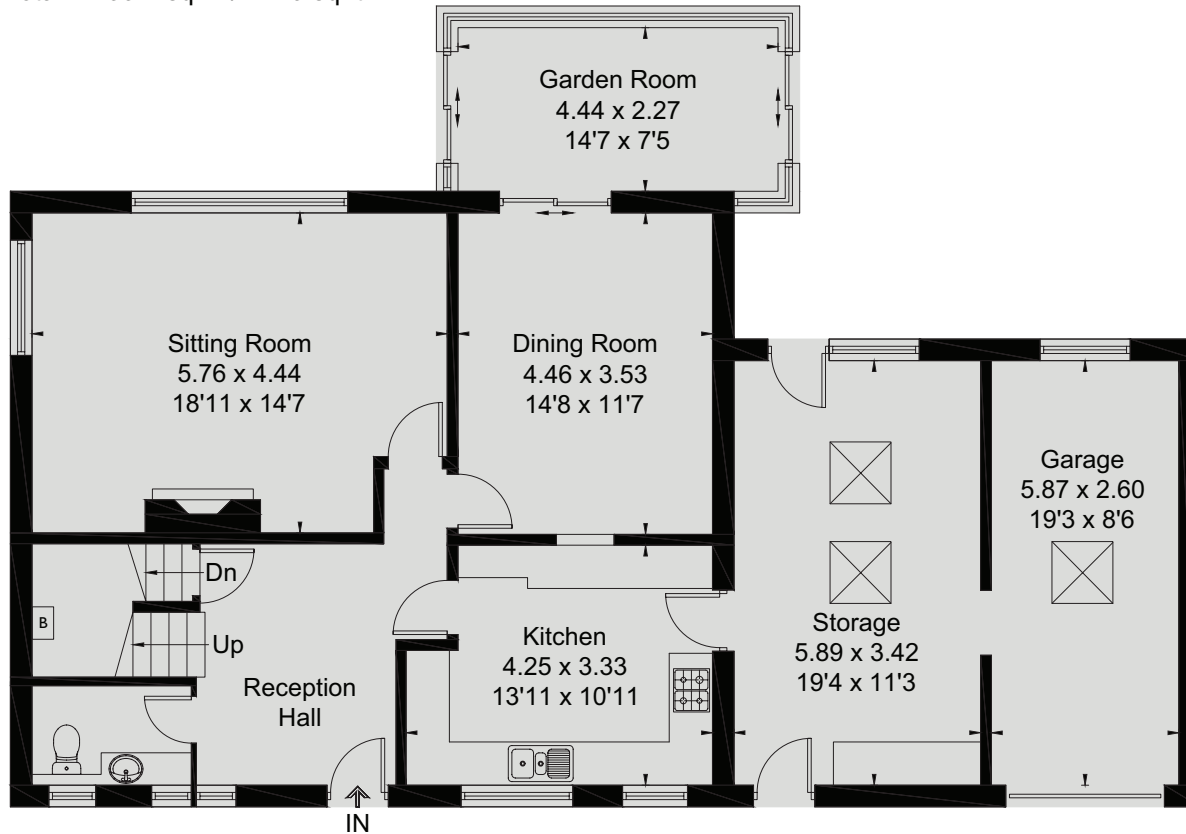
Double glazed throughout. PV solar panels installed in 2010 provide a current income of approximately £1,100 per annum.



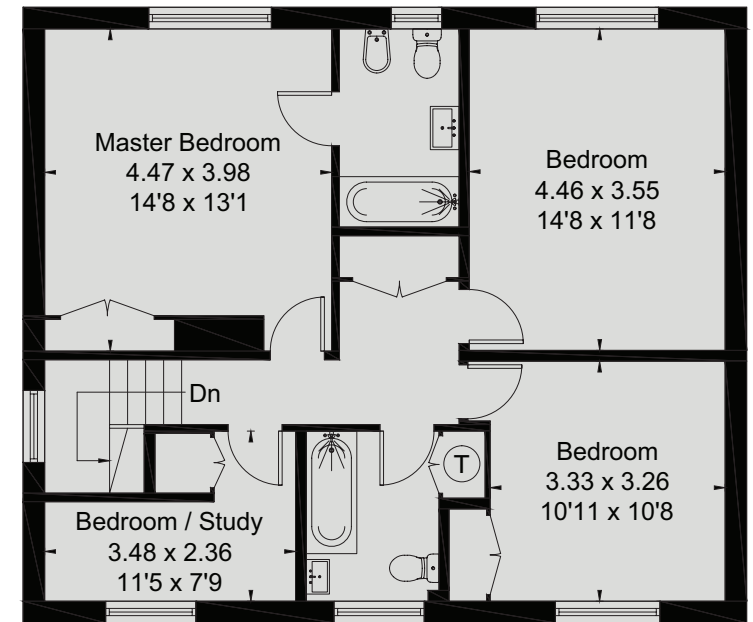
Approximate Floor Area = 184.4 sq m / 1984 sq ft (Includes Storage)

Garage = 15.3 sq m / 165 sq ft

Total = 199.7 sq m / 2149 sq ft



Ground Floor



First Floor