

EST ● 1879

CRISP COWLEY



10 Horstmann Close, Bath, BA1 3NX

A beautiful and impressive modern four bedroom townhouse with private garden and garage.

Entrance hall | Kitchen/breakfast room | Dining room/study
Cloakroom | Spacious first floor sitting room | Principal
bedroom with en suite bathroom | 3 further bedrooms
Family bathroom | Garage *

Situation

Horstmann Close is situated just off Newbridge Road in the popular Lower Weston area of Bath. Conveniently positioned to the shops and amenities on Chelsea Road, which include - mini supermarket, convenience store, Italian deli, café, vegetarian restaurant, bakery, hairdressers, dentist and hardware store. There is also a Marks & Spencer Foodhall close by. Other local amenities include a chemist and doctors' surgery on Newbridge Hill. The Royal United Hospital and beautiful Royal Victoria Park are a short walk away. The river Avon foot/cycle path provides a very pleasant route into the city centre or out to nearby countryside. There is great access to the A4 for Bristol and M4 at junction 18 (via Lansdown Lane). Oldfield Park train station is within easy walking distance.

Description

On entering the property you are greeted by a beautiful entrance hall with a staircase leading to the upper floors. To the right you have a W/C fitted with a toilet and hand basin. There is also a dining room/study just off the hall with views onto the communal gardens in the middle of the square. To the rear of the ground floor is the kitchen/breakfast room fitted tiled flooring as well as fully integrated units and access into your own private garden.

On the first floor is a light and spacious living room with gas fire and three sets of French doors opening up onto a Juliet balcony. The master suite is also situated on the first floor with built-in storage and ensuite fitted with shower, toilet and hand basin.

The top floor is home to a large second bedroom again with built in storage as well as three large windows and family bathroom, with a bath and shower over, toilet and hand basin. A further two bedrooms and airing cupboard.

Externally the property has a private garden with separate gate access. Full use of the green found just outside of your front door and single garage.

General Information

Tenure - freehold

Council tax - F

EPC - D

Bath and North East Somerset Council



10 Horstmann Close, Bath, BA1 3NX
 Gross Internal Area (Approx.)
 Main House = 131 sq m / 1,410 sq ft
 Garage = 16 sq m / 172 sq ft
 Total Area = 147 sq m / 1,582 sq ft

