

EST ● 1879

# CRISP COWLEY



9 Eastwoods, Bath BA1 7QF

**Discreetly situated at the top of a no-through road this detached bungalow provides flexible living space with the addition of a 1 bedroom annex fitted with kitchen and bathroom as well as private off street parking and large rear garden.**

Bungalow set within a large plot | Detached | Double garage  
Off street parking | Views over to Bathford | Quiet location  
Dinning room | Self-contained one bedroom annex



# CRISP COWLEY

## Location

This delightful property is located at the top of a no-through road between the village centres of Batheaston and Bathford, conveniently situated approximately three miles to the East Bath City Centre. It is close to beautiful open countryside and within striking distance of a wide range of amenities including a doctor's surgery, dentist, chemist, veterinary practice, post office, farm shop, general convenience store and a pub. The City Centre provides a wealth of cultural, culinary and recreational facilities. There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, Stoner, The Paragon, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

## Description

9 Eastwoods is a delightful 4-bedroom detached bungalow with the added benefit of a 1-bedroom annex fitted with living room, kitchen, bedroom and en-suite. There is also a private courtyard which can be accessed through the bi-fold doors.

The main house has a well-equipped utility room, adjacent is the family bathroom fitted with W/C, bath with shower over. Following through into the kitchen which holds views over the garden.

The rear of the property is home to the secondary living room and garden room, with bifold doors leading into the garden. To the right of the living room is a single and double bedroom.

To the front of the property is the spacious master bedroom with ample space for storage. Finally opposite is the formal living room with glass double doors through to the dining room. The addition of the doors allows a sense of space and flow throughout the rooms as well as allowing the light to travel.

## Outside

The wrap around garden is filled with mature trees and shrubs both in front of the property and to the side. The terrace offers fantastic views of the countryside and off into Bathford.

The property has a double garage with gravel drive and off street parking for three cars.

## General Information

Council tax - E

Tenure - Freehold

Property type - bungalow

Property construction - standard build

Number and types of room - 4 bedrooms, 4 reception rooms, 2 bathrooms

Electricity supply - yes

Water supply - yes

Sewerages - yes

Heating - yes

Broadband/Mobile signal/coverage - yes

Parking - off street parking and double garage



## 9 Eastwoods Bath BA1 7QF

Gross Internal Area (Approx.)

Main House = 155 sq m / 1,673 sq ft

Garage = 23 sq m / 250 sq ft

Total = 178 sq m / 1,923 sq ft

