

EST ● 1879

# CRISP COWLEY



3 Bristol View, Odd Down, Bath, BA2 2SH

**A stunning, 2/3 Bedroom, mid terrace stone cottage with outstanding, far-reaching views.**

2/3 Bedrooms | Open plan kitchen and dining room  
Family bathroom | Private rear garden | Far reaching views

# CRISP COWLEY

## Situation

Bristol View is conveniently located for access to both Combe Down and Bath city centre. Local amenities include a Sainsburys supermarket and Cooperative within 1 mile and a selection of shops on Upper Bloomfield Road also within 1 mile of the property.

Bath is a World Heritage Site, famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural and recreational facilities and excellent schools, both private and state. Communication links are excellent with mainline rail to London Paddington (approximately 90 minutes) and Bristol Temple Meads (15 minutes). Junction 18 of the M4 is approximately 11 miles to the north.

## Description

3 Bristol view is a beautiful, 2/3-bedroom Stone, mid terrace Cottage with living space spread over 2 Floors.

The ground floor accommodation offers an open plan kitchen and dining room. The kitchen comprises wall and base units that provide ample storage, space for a fridge freezer and plumbing for a washing machine. The dining room grants access to the living room at the front of the property. The living room has stunning far-reaching views over towards Bristol. There is a separate study/dining room adjacent to the living room that also benefits from the views. The ground floor is complete with a spacious family bathroom with a shower over the bath, hand basin and WC.

The first-floor accommodation is made up of 2 spacious double bedrooms, both benefit from outstanding outlooks.

## Externally

To the rear of the property is a private tiered garden with multiple patios. The garden is surrounded by mature trees, shrubs and hedging giving it complete privacy.

## General Information

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

Mains services connected.

Freehold.



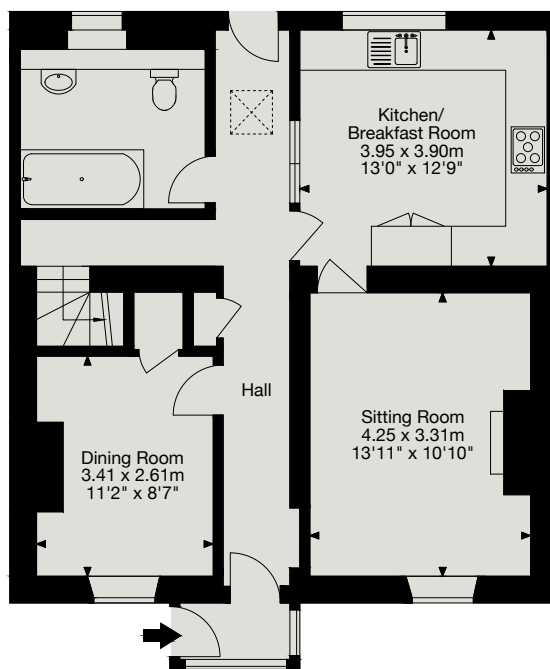
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Gross Internal Area (Approx.)

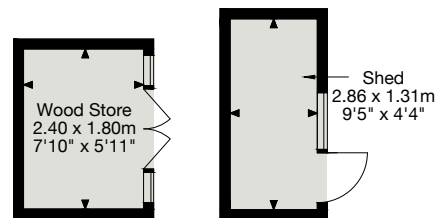
Main House = 95 sq m / 1,022 sq ft

Outbuildings = 8 sq m / 86 sq ft

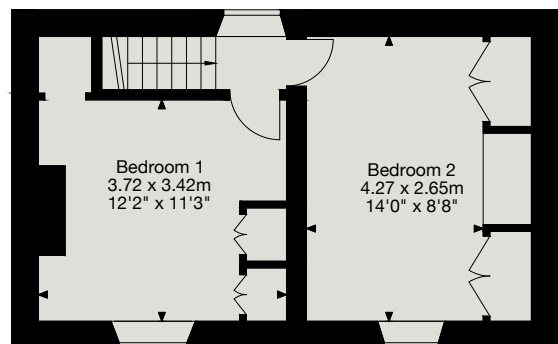
Total Area = 103 sq m / 1,108 sq ft



Ground Floor



Outbuildings



First Floor