

EST ● 1879

# CRISP COWLEY



2 Combe Grove, Bath, BA1 3NU

**Attractive three-bedroom mid-terraced property requiring some updating in a cul-de-sac location in the popular area of Weston in Bath**

| Entrance hall | Sitting room | Dining room | Kitchen | Conservatory | 3 double bedrooms | Family bathroom | Lawned front garden, bordered with flowers and shrubs | Paved rear garden | Timber shed |



**Situation**

Combe Grove is a cul-de-sac located just off Combe Park in the ever-popular Weston area of Bath. There are excellent state and private schools within easy distance including Newbridge Primary, Hayesfield Girls, Oldfield, Kingswood and the Royal High. The popular Chelsea Road is nearby with its favoured shopping community with a delicatessen, excellent cafes including the ever-popular Rooted, grocers, interior design shop and a convenience store. There is also fine dining at local restaurant Wilks. Weston village is also close by with a wide range of amenities on offer. The city of Bath itself offers an array of cultural and leisure amenities including some of the finest shopping in the area. Bath is well known for its green space and is interspersed with parks and public areas. Bath has excellent communications with the city of Bristol and is approximately 10 miles from Junction 18 of the M4. Regular high-speed train services run from Bath Spa Railway Station to London Paddington (approximately 90 minutes).

**Description**

Entrance hallway with picture railing, coving and ceiling rose.

Bay fronted sitting room with front garden aspect into bay.

Dining room with rear garden aspect, fireplace.

Kitchen/Diner with range of base and wall storage, spaces for washing machine and dishwasher. Integrated Fisher & Paykel electric hob unit with extractor hood over, built-in double electric oven, attractive wood block flooring, side door to garden, wall mounted CH boiler, sliding doors to conservatory.

Double glazed conservatory with tiled floor.

Stairs to first floor landing, attic space access.

Large bay fronted principal bedroom with front garden aspect, range of fitted wardrobes.

Bedrooms two and three both with rear aspect, ranges of fitted wardrobes.

Family bathroom with side aspect, enclosed panel bath with wall mounted electric Mira shower over, WC and basin.

**Outside**

The rear garden is entirely paved with an area to the side of the house that has a glazed canopy over. Timber shed. Gate to rear access, although currently the owners have fenced the rear of the property for greater privacy. The outside space extends 11.8 metres (38 ft) from the back of the dining room by 6.09 (19 ft) metres maximum width.

On street parking is unrestricted. However, some properties have created parking at the front in place of their gardens, subject to consent.

Agent's note. The property has a large attic space which, subject to the necessary consents, could be converted into additional residential space as others have done in the street. Property is double glazed throughout.

**General Information**

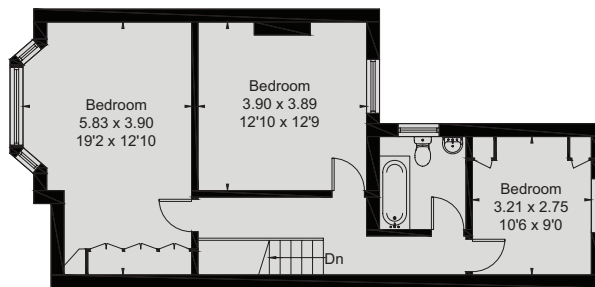
Bath & North East Somerset Council. | Council Tax Band E.

The tenure is Freehold.

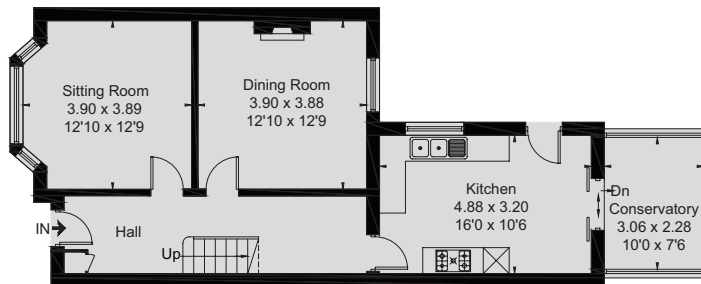
All mains services connected



Approximate Floor Area = 129.0 sq m / 1388 sq ft



First Floor



Ground Floor



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