



Greenwoods, 50 Cleveland Walk, Bath BA2 6JT

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A detached four-bedroom family house requiring modernisation in this highly sought-after area within a 15-minute walk of central Bath, enjoying views to the front over the city and backing onto National Trust land beyond the rear garden

| Enclosed porch | Entrance hall | Living room | Dining room | Kitchen | Utility room | Guest cloakroom | Principal bedroom | 3 further bedrooms | Family bathroom | Good size rear garden | Timber summer house | Garage | Parking for several cars off-street |

Situation

Cleveland Walk is a much 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 Express, Myrtle Mee the florist and Dexters, a great little coffee shop. 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, The Paragon, Monkton Combe, Ralph Allen, 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

Greenwoods has been a much-loved family home and as such has not been on the open market to purchase for more than 50 years. The property offers great scope for further enlargement, subject to the necessary consents.

Enclosed porch. Spacious entrance hallway with understairs cupboard.

Guest cloakroom with WC, hand basin and heated towel rail, rear aspect.

Spacious living room with attractive dual aspects to the front and rear of the property, brick-built fireplace with integrated gas fire.

Dining room with front garden aspect and views overlooking the city.

Kitchen with attractive rear aspect overlooking the garden and toward the National Trust land beyond, base and wall storage, space for dishwasher, door to utility room.





Utility room with feature diamond shaped window overlooking the front of property, wall mounted sink, range of storage, space and plumbing for washing machine, floor mounted gas CH boiler, internal door to garage and external door to rear gardens.

Stairs to first floor landing space with access to loft space.

Three double bedrooms with attractive views toward the city.

Fourth bedroom overlooking the attractive rear gardens and National Trust land beyond.

Family bathroom with rear aspect and suite comprising bath, WC and enclosed shower, heated towel rail, linen cupboard with storage over housing hot water cylinder.

Outside

The rear garden is south-easterly facing with a good-sized area of flat lawn. The garden rises in attractive naturalised terracing with lots of mature trees and plants. Circular paved area with timber summer house situated upon it. The views from the rear over the National Trust land give a great sense of being in a rural space, yet with all the convenience of a city centre location. Side access to both sides of the property.

The front garden faces north-west and is mainly laid to lawn with the house being well set back from Cleveland Walk. Greenwoods has its own area of private driveway with parking for several cars.

Double garage with power and light.

General Information

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

The tenure is Freehold.

Mains services connected.



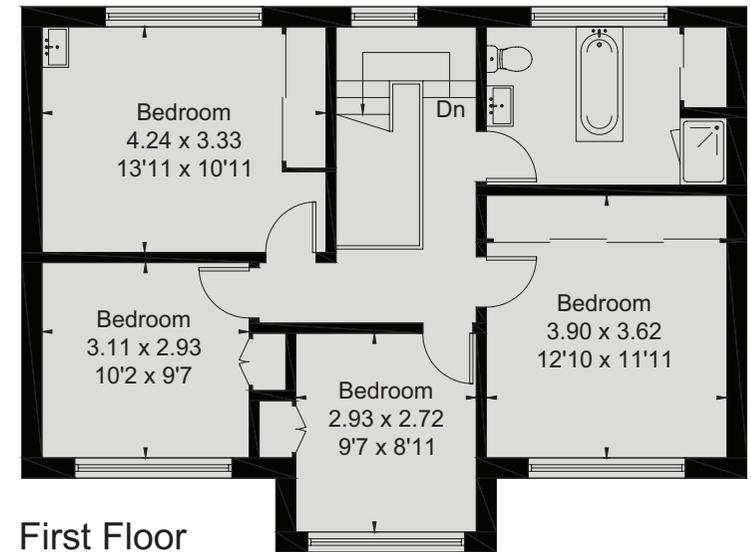
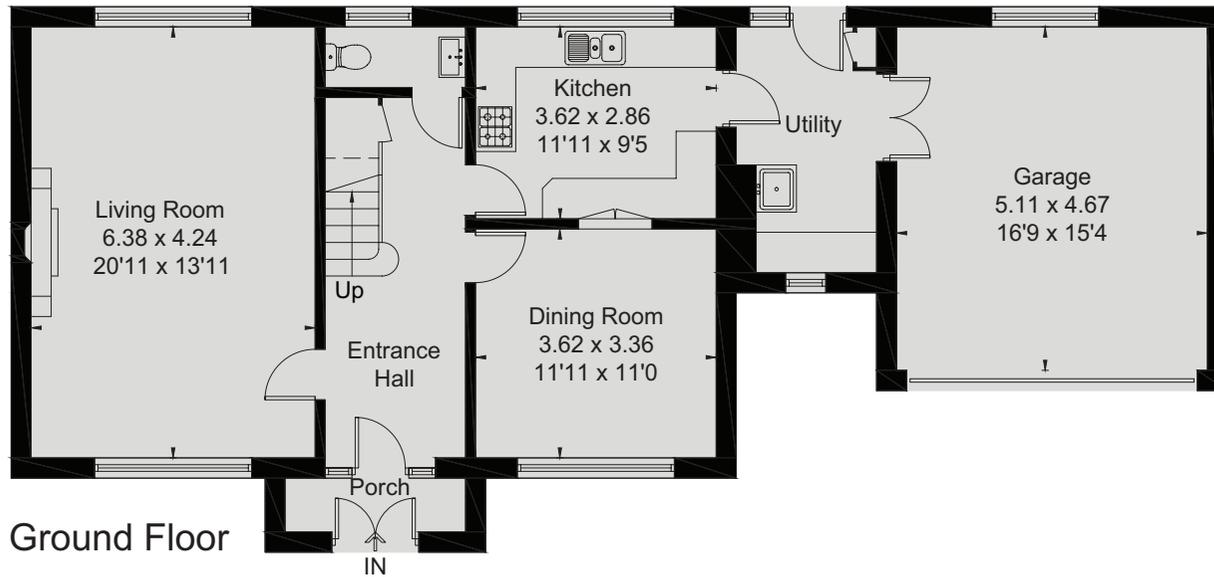
Approximate Floor Area = 146.3 sq m / 1575 sq ft

Garage = 23.8 sq m / 256 sq ft

Total = 170.1 sq m / 1831 sq ft



 = Reduced head height below 1.5m



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