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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

1 Countess Chapel Trafalgar Road, Bath, BA1 4EW



Offers In Excess Of £375,000

A rare opportunity to buy part of a converted chapel in the heart of Weston Village. Offering single storey accommodation with a courtyard rear garden.

- Stunning Grade II listed conversion of the left wing of the chapel
- No onward chain
- Contemporary design whilst maintaining charm and character of the chapel features
- Pretty westerly direction courtyard style garden
- Royal United Hospital 0.3 miles
- Open plan modern layout
- 30 minute walk to the centre of Bath
- Close to local shops and amenities
- Central to Weston Village
- Weston Recreation Ground only 5 minutes away



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 Countess Chapel Trafalgar Road, Bath, BA1 4EW

An opportunity to buy a slice of history with the Grade II listed converted chapel at the heart of Weston Village.

This single storey home comprises an impressive open plan modern living space with individual areas for the kitchen dining space and the sitting room. The room has the benefit of full height patio doors leading straight to the rear garden. There are two double bedrooms and a generous and well presented shower room.

The front garden is laid to flower beds with a pathway leading to the front door and at the rear is a low maintenance, pretty courtyard garden.

The property would suit either an owner occupier, a residential rental or holiday let such as Airbnb, as it is currently being used and its location makes it ideal for that. It's in a popular location in Weston Village close to amenities such as shops, cafes, a bakery, takeaways, and a pharmacy. Bath City Centre is only 1.8 miles and a bus stop is located close by. The lovely open space nearby in the form of Weston Recreation Ground is ideal for walking the dog.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

The long hallway with a wood floor gives access to all the accommodation. There is a utility cupboard which houses the boiler and there is plumbing for a washing machine.

BEDROOM 1 3.66 x 2.3 (12'0" x 7'6")

Stunning mullion stone window with a further Velux style window making it a light and airy bedroom. Radiator.

SHOWER ROOM 3.05 x 2.06 max (10'0" x 6'9" max)

A spacious and luxury shower room with a Velux style window. It is well designed offering a generous walk-in shower incorporating tiled walls, wall mounted wash hand basin with a tile splash back and a low level WC.

BEDROOM 2 3.20 x 2.3 (10'5" x 7'6")

A further delightful bedroom with an internal mullion stone window and a further Velux style window. Radiator.

OPEN PLAN LIVING SPACE

KITCHEN AREA 3.61 x 3.56 (11'10" x 11'8")

A well designed kitchen with ample wall and base storage units with a mixture of cupboards and drawers. The laminate worktops are complimented by a tiled splash back. The modern design kitchen houses a built-in under worktop oven, gas inset hob with a cooker hood above. There is also a built in dishwasher and fridge freezer. The wood flooring flows throughout the open plan space and natural light is provided with a Velux style window. There is ample space for a dining table for entertaining as part of the kitchen area.

SITTING AREA 3.54 x 3.48 (11'7" x 11'5")

The sitting area makes a lovely light space to entertain in with the advantage of the full height sliding doors that lead out to the garden. Wood flooring continues from the kitchen area.

OUTSIDE

FRONT GARDEN

A metal gate leads to a pathway and onto the front door with flower beds to the left. Space is provided for recycling bins.

REAR COURTYARD GARDEN

Set up to be low maintenance but a perfect space to enjoy the outside for a drink or some alfresco dining. A wall to the rear with wood privacy screening gives a secluded feel to the garden. A raised flower bed to the rear breaks up the back wall and makes for a pretty outlook from the property.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

TENURE

Freehold.

AGENT NOTE

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband <https://checker.ofcom.org.uk/>
Check flood Risk <https://www.gov.uk/request-flooding-history>
Coal Mining and Conservation Areas <https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>
Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](https://www.bathnes.gov.uk))
<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

