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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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		

22 Westerleigh Road, Combe Down, Bath, BA2 5JE



Total Area: 125.1 m² ... 1347 ft² (excluding garage)
All measurements are approximate and for display purposes only.



£500,000

A mature traditional bay fronted semi detached house in a sought after location in Combe Down Village with a good size level rear garden.

- Ready to move into with scope for some cosmetic updating
- Situated in the old village of Combe Down with a good range of local amenities in easy reach
- 3 reception rooms
- Double glazed conservatory
- Kitchen
- Ground floor shower room
- 3 bedrooms
- Bathroom
- Attached garage and driveway
- Circa 65ft level rear garden

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22 Westerleigh Road, Combe Down, Bath, BA2 5JE

This traditional semi detached house has a classic double bay fronted façade and is originally believed to date from the 1950's. It has been extended to the rear on the ground floor and offers good size family oriented accommodation which is ready to move into but would stand some cosmetic updating to suit individual requirements.

On the ground floor the property is approached through an entrance porch to a hallway with three linked reception rooms leading to a large double glazed conservatory in addition to a kitchen and shower room. The first floor has three bedrooms and a bathroom. There is an attached garage, driveway parking and a good size rear garden with an enviable westerly facing aspect.

Westerleigh Road is a sought after location in the old village of Combe Down approximately half a mile from the neighbourhood shopping parade in Bradford Road where amongst other retail outlets is a newsagents and a convenience store. The village itself has a regular bus service to the City Centre as well as a nursery school, Co-op, chapel and church while Ralph Allen School, Prior Park and Monkton Combe are all within approximately a mile.

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

GROUND FLOOR

Double glazed double doors to

PORCH

Double glazed inner door with side and top panels leading to

ENTRANCE HALL

Staircase rising to first floor with cupboard beneath, radiator.

SITTING ROOM 4.23m in to bay x 3.53m (13'10" in to bay x 11'6")

Double glazed bay window to front aspect. Radiator, picture rail, glazed double doors to dining room.

DINING ROOM 3.79m x 3.12m (12'5" x 10'2")

Separate door to hallway, pine fire surround with marble inset and hearth and gas fire, picture rail, sliding double glazed door to

SNUG 3.05m x 1.99m (10'0" x 6'6")

Radiator, sliding double glazed door to

CONSERVATORY 4.83m x 2.27m (15'10" x 7'5")

uPVC framed and double glazed with a polycarbonate roof, opening top light windows, door to outside and sliding patio door to a rear terrace.

KITCHEN 4.85m x 2.22m narrowing to 1.91m (15'10" x 7'3" narrowing to 6'3")

Double glazed window to side aspect, double glazed door and single glazed window to porch and internal double glazed window to conservatory. Furnished with a range of modern wall and floor units providing drawer and cupboard storage space with inset one and a quarter bowl sink unit with mixer tap. Plumbing for automatic washing machine, built in four ring stainless steel gas hob with extractor above and eye level double oven. Wall hung Worcester gas fired combination boiler and radiator.

PORCH 1.90m x 1.20m (6'2" x 3'11")

uPVC framed and double glazed with a polycarbonate roof. Door to rear garden.

LOBBY AREA

Access to roof space, double glazed door to outside, connecting door to garage.

SHOWER ROOM

Double glazed window to rear aspect, low level wc, wall mounted wash basin with tiled splashback and fully tiled shower enclosure with Mira thermostatic shower.

FIRST FLOOR

LANDING

Access to roof space, double glazed window to side aspect, shelved over stair cupboard.

BEDROOM 4.50m into bay x 3.22m (14'9" into bay x 10'6")

Double glazed window to front aspect, wash basin with cupboard beneath. Picture rail. Radiator.

BEDROOM 3.79m x 3.41m (12'5" x 11'2")

Double glazed window overlooking the rear garden, built in wardrobe and storage cupboard (included in measurements). Picture rail.

BEDROOM 2.43m x 2.11m (7'11" x 6'11")

Double glazed window to front aspect, radiator.

BATHROOM

Double glazed window to rear aspect. White suite with fully tiled walls comprising bath with bath mounted shower screen and thermostatic over bath shower, wc with concealed cistern and wash basin in vanity unit with fitted storage cupboard. Radiator.

OUTSIDE

FRONT GARDEN

Walled boundary to Westerleigh Road. The front garden is paved for easy maintenance with a raised flower and shrub bed.

GARAGE 4.42m x 2.48m (14'6" x 8'1")

Up and over entrance door, power and light connected. Connecting door to internal lobby. There is a block paved driveway providing off street parking to the front of the garage.

REAR GARDEN 20m deep x 8.4m wide (65'7" deep x 27'6" wide)

Good size level rear garden comprising a paved patio terrace immediately to the rear of the property beyond which it is laid predominately to lawn with flower and shrub borders and hedging. There is a timber garden shed at the end of the garden.

TENURE

Freehold.

COUNCIL TAX

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

AGENTS COMMENTS

Please note the sale of this property is subject to probate which at the time of writing these particulars was in the process of being applied for. Further details upon request.

Mains Services - Gas, Electricity, Water & Drainage

Mobile Coverage - 'Likely' via EE, Three, Vodafone & O2 (Source - Ofcom)

Broadband - Ultrafast 1000Mbps available (Source - Ofcom)

