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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

1 Horsecombe Brow, Combe Down, Bath, BA2 5QY

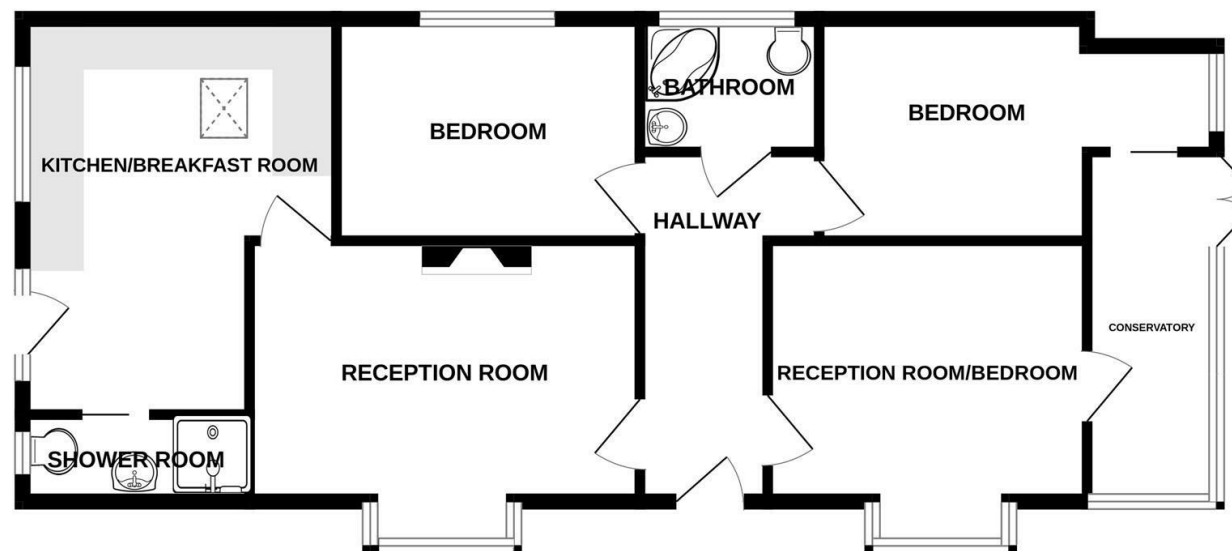


Offers In Excess Of £525,000

An individual detached bungalow set in a sought after location in Combe Down Village close to local shops, amenities and public transport routes.

- Classic double bay fronted 1930's design built in Bath stone
- A "True" bungalow with versatile accommodation on one level
- Central hallway
- 2 Reception rooms
- Conservatory
- Kitchen/dining room with utility area
- 2 Double bedrooms
- Bathroom & separate shower room
- Driveway parking with detached timber garage & workshop
- Pleasant mature gardens

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 Horsecombe Brow, Combe Down, Bath, BA2 5QY

VENDOR SUITED. This attractive double bay fronted detached bungalow originally dates from the 1930s and is built in Bath stone beneath a tile clad pitched roof. It has a double glazed conservatory attached to one side and stands on an enviable corner plot at the corner of Horsecombe Brow and Bradford Road immediately adjacent to local shops, amenities and public transport links.

Internally, the accommodation is well arranged around a central hallway enjoying the traditional versatility of a bungalow which is presently arranged as two bay fronted reception rooms, conservatory and kitchen/breakfast room. One of the reception rooms could easily be used as a third bedroom in addition to the existing two double bedrooms, bathroom and separate shower room. The property has retained features associated with the 1930's era including good ceiling heights, picture rails, panelled internal doors etc.

On the outside the bungalow is set back from Horsecombe Brow behind a pretty front garden with a larger garden on the northern side of the property comprising a driveway, leading to detached timber garage and workshop with mature lawns, shrub borders, timber summer house and decking. There is a gravelled area of garden on the southern side of the property and a wide paved pathway to the rear.

Combe Down is an extremely popular location on the southern slopes of the City of Bath and Horsecombe Brow is a highly regarded cul de sac location. The property is close to Bradford Road shops which offer a range of local amenities including a convenience store, bakery, chemist, newsagents with post office and barbers. The property is on a regular bus route to the city centre.

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

CANOPIED OPEN ENTRANCE PORCH

Double glazed entrance door with coloured leaded glazing leading to

CENTRAL HALLWAY

Covered radiator, access to roof space.

SITTING ROOM 4.24m into bay x 4.11m (13'10" into bay x 13'5")

Double glazed bay window to front aspect, radiator, picture rail, double glazed doors to

CONSERVATORY 4.34m x 1.97m (14'2" x 6'5")

Double glazed windows with opening top lights, fitted blinds and glazed roof. Double glazed door to outside and sliding door to bedroom.

LIVING ROOM 4.57m x 4.28m into bay (14'11" x 14'0" into bay)

Double glazed bay window to front aspect, picture rail, two radiators, fire surround with contrasting inset and hearth with electric fire.

KITCHEN/DINING ROOM 5.40m to max x 3.77m reducing to 2.45m (17'8" to max x 12'4" reducing to 8'0")

Double glazed window to side aspect and double glazed door to outside. Covered radiator, wall mounted Vaillant gas fired combination boiler. The kitchen is furnished with an extensive range of wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset one and quarter sink unit with mixer tap. Four ring Neff electric hob with concealed extractor above and eye level double oven. Built in wine rack, pull out larder unit, plumbing for automatic washing machine. There is a utility area with Belfast sink, kick space heater, further built in storage cupboards and space for an upright fridge/freezer. From the utility area a sliding door leads to the

SHOWER ROOM

Double glazed window to side aspect, fully tiled walls. Suite comprising wc, wash basin with mixer tap set in vanity unit with built in storage cupboard and mirror, large walk in shower enclosure with curved screen and thermostatic shower.

BEDROOM 5.96m x 3.35m reducing to 1.69m (19'6" x 10'11" reducing to 5'6")

Double glazed window to side aspect, covered radiator and electric panel heater, sliding door to conservatory. Fitted bedroom furniture including wardrobes, top boxes and bedside cabinets (all included in measurements).

BEDROOM 3.33m x 3.23m (10'11" x 10'7")

Double glazed window to rear aspect, radiator, picture rail. Fitted bedroom furniture including wardrobes, top boxes, beside cabinets and drawer storage (all included in measurements).

BATHROOM 2.33m x 1.66m (7'7" x 5'5")

Double glazed window to side aspect. White suite comprising corner spa bath with mixer tap incorporating shower attachment, wc with concealed cistern and wash basin in vanity unit with cupboard beneath and fitted wall cupboards. Tiled floor and half tiled walls, heated towel rail.

OUTSIDE

GARDENS

The property is set on a corner plot with the majority of the garden on the northern and southern sides of the bungalow.

NORTHERN SIDE 18m x 12m approximately (59'0" x 39'4" approximately)

Five bar entrance gate leading from Horsecombe Brow to a block paved driveway providing a parking and turning area and leading to

DETACHED TIMBER GARAGE 5.53m x 2.99m (18'1" x 9'9")

With electric remote controlled up and over entrance door, window to side aspect, power and light connected.

TIMBER WORKSHOP (TO THE REAR OF THE GARAGE) 2.65m x 3.11m (8'8" x 10'2")

Perspex roof (in need of attention).

The garden comprises a lawn with cultivated borders well stocked with shrubs and bushes together with a timber summer house, patio and decking.

FRONT GARDEN

There is palisade fencing to Horsecombe Brow with a pedestrian gate leading to the front door. The garden is laid to a block paved terrace with gravel and cultivated borders with flower and shrubs.

SOUTHERN SIDE

The garden is laid to gravel with mature flower and shrub borders. Steps lead into the garden from the conservatory.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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

The property has two Solar panels on the southerly facing roof slope. We understand these are disused.

Additional Information

All Mains services

Ultrafast (1000mbps) broadband available. Source - Ofcom.

Data Coverage limited internally, but voice likely available via O2 & Vodafone. Data and Voice coverage likely available externally via EE, Three, O2 & Vodafone. Source - Ofcom.

