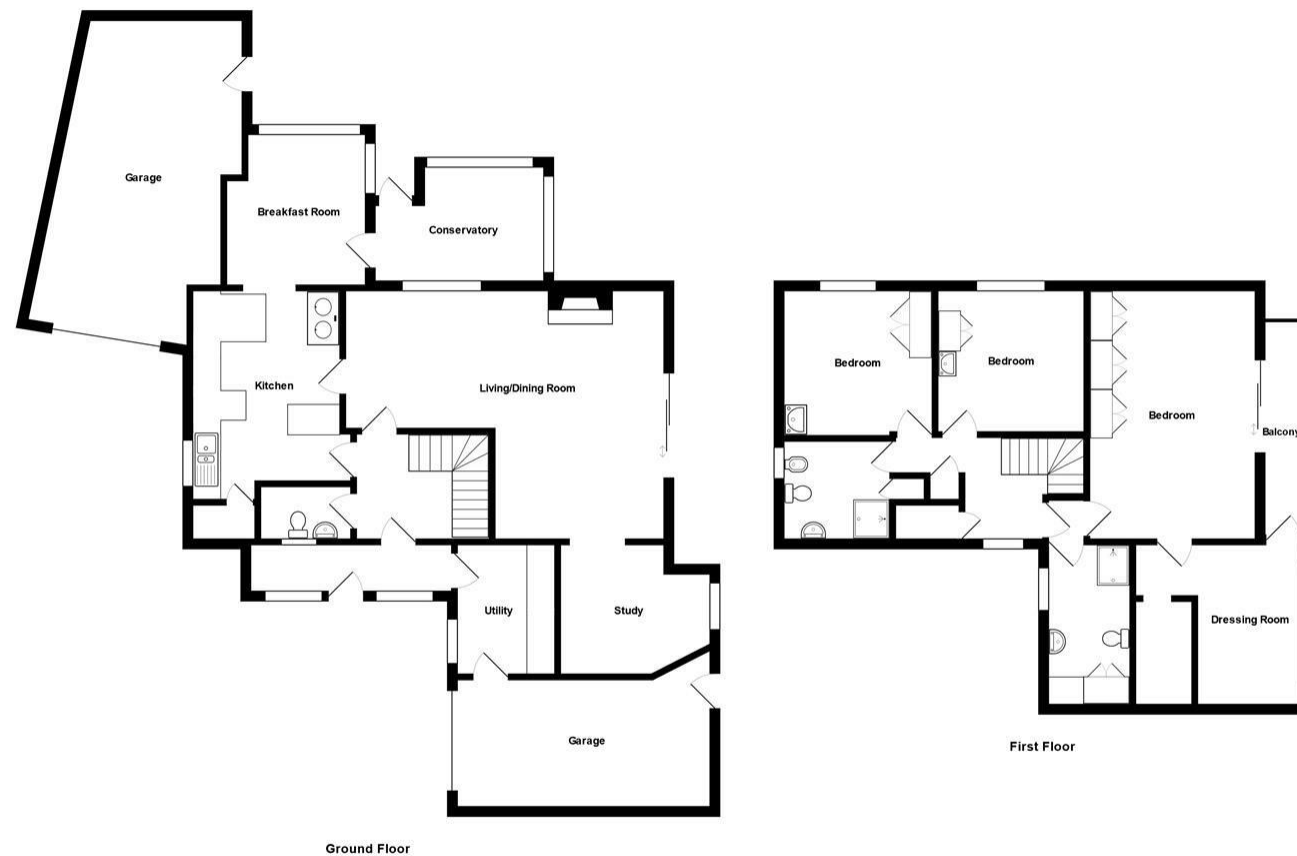


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

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

Due North 97 Hansford Square, Combe Down, Bath, BA2 5LN



Total Area: 174.6 m² ... 1879 ft² (excluding balcony, garages)
All measurements are approximate and for display purposes only.



Price Guide £850,000

An individual detached house in a much sought after location in Combe Down with views across the City.

- Originally built in 1965.
- 1879 sqft of accommodation on a plot extending to 0.16 acres
- Superb tranquil location adjoining parkland with views across the City to Royal Crescent & Lansdown.
- In need of modernisation with huge potential for a "Grand Designs" project.
- Porch & hallway
- L shaped Split level living and dining area with study
- Kitchen with AGA.
- Separate utility room.
- Breakfast room & conservatory
- 3 bedrooms - main suite with balcony, dressing room & shower room
- Two garages, ample parking and lovely mature garden.

Due North 97 Hansford Square, Combe Down, Bath, BA2 5LN

Due North is an individual detached house originally constructed in 1965 and subsequently extended. It has remained in the same family ownership since new. The property is one of just two individual detached houses set at the end of a shared private drive in a most tranquil setting approached from Hansford Square adjoining parkland with a delightful mature garden and views to the rear towards Royal Crescent and Lansdown.

A much loved family home which would now benefit from some modernisation and upgrading with further potential to be redeveloped into a dream home with a more contemporary style in this remarkable location.

Currently, the accommodation extends to approximately 1879 sqft across two floors. On the ground floor, there is an entrance porch and hallway, an 'L' shaped reception room providing a living and dining space and leading to a study area. Kitchen with an oil fired Aga, breakfast room and double glazed conservatory. A utility room and downstairs cloak with wc completes the ground floor accommodation.

The first floor has a main bedroom suite comprising the bedroom, a dressing room with walk in wardrobe and shower room. The bedroom and dressing room have access to a balcony at the rear of the property from which the outstanding views can be enjoyed. There are two further bedrooms as well as a family shower room.

On the outside, there are two large garages attached to the property with a sizable tarmac parking and turning space. The majority of the mature gardens are to the rear and enjoy a sylvan setting with a raised patio terrace immediately to the rear of the house beyond which the level grounds are laid mainly to lawn with flower and shrub borders and a number of trees.

Combe Down is a sought after location on the southern slopes of the City of Bath. The property adjoins the former Entry Hill Golf Course providing a park like setting with many mature trees which is a popular spot for recreation and dog walking

Bradford Road has a parade of local shops and amenities and is approximately a mile away while Sainsburys supermarket at Odd Down is half a mile. The Georgian City of Bath is 2 miles away and offers a renowned range of amenities and is a UNESCO World Heritage Site. There is also a main line railway station with easy access to London Paddington.

In all a rare opportunity presents itself to acquire a mature home with exciting potential in a lovely location. Available with no upward sales chain.

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

GROUND FLOOR

ENTRANCE PORCH

Double glazed windows and entrance door. Double doors to

HALLWAY

Open tread turning staircase to first floor. Radiator.

CLOAKROOM

Obscure glazed window to front aspect. Wc and wash basin with drawer storage beneath. Floor mounted Trianco oil fired boiler. Radiator.

SPLIT LEVEL LIVING & DINING AREA

DINING ROOM 3.22m x 3.08m (10'6" x 10'1")

Double glazed window to conservatory. Radiator. Open to

SITTING ROOM 5.46m x 3.65m (17'10" x 11'11")

Wide double glazed sliding patio doors to a terrace overlooking the garden and countryside beyond. Stone fireplace with tiled hearth and electric fire. Radiator. Open to

STUDY 3.45m x 2.80m (11'3" x 9'2")

Pine panelled ceiling, two radiators, double glazed window overlooking the rear garden.

KITCHEN 4.0m plus recess x 3.25m (13'1" plus recess x 10'7")

Double glazed window. Furnished with a range of oak fronted wall and floor units with contrasting work surfaces and tiled surrounds. These provide a range of drawer and cupboard storage space with an inset double bowl stainless steel sink unit with mixer tap. Two oven oil fired Aga. Free standing dishwasher included in the sale price. Walk in shelved pantry (excluded from measurements). Open to

BREAKFAST ROOM 3.30m x 3.11m (10'9" x 10'2")

Vaulted ceiling and pine panelled walls. Double glazed windows to side and rear aspects. Night storage heater. Fitted floor units, freestanding upright fridge/freezer included in the sale. Door to garage and double glazed door to

CONSERVATORY 3.72m x 2.62m (12'2" x 8'7")

uPVC framed and double glazed, polycarbonate roof, door to outside. Radiator.

UTILITY ROOM 2.64m x 1.84m (8'7" x 6'0")

Accessed from the porch. Stainless steel single drainer sink unit. Plumbing for washing machine, double glazed window, door to garage.

FIRST FLOOR

LANDING

Pine panelled ceiling, radiator, double glazed window, airing cupboard with hot water cylinder (heated by AGA or electric immersion), separate shelved linen cupboard.

BEDROOM SUITE

BEDROOM 5.46m x 3.65m (17'10" x 11'11")

Fitted wardrobes and drawer storage (included in measurements) radiator, wide double glazed sliding patio doors to

BALCONY 4.82m x 1.10m (15'9" x 3'7")

With balustrading providing stunning views across the City towards Royal Crescent and Lansdown.

DRESSING ROOM & WALK IN WARDROBE 3.80m x 3.30m (12'5" x 10'9")

Sloping roof line, double glazed window to rear aspect with sylvan views, double glazed door to balcony, radiator.

SHOWER ROOM 3.30m x 1.79m (10'9" x 5'10")

Sloping roof line, fully tiled walls, electric heater. Suite of wc, wash basin and shower enclosure with electric independent shower. Built in cupboard (included in measurements).

BEDROOM 3.26m x 3.18m (10'8" x 10'5")

Dual aspect with double glazed windows to front and side aspects. Wash basin with cupboard beneath, built in wardrobe and cupboard (included in measurements) radiator.

BEDROOM 3.21m x 3.09m (10'6" x 10'1")

Double glazed window to side aspect with sylvan outlook, wash basin with cupboard beneath, built in wardrobe and shelved cupboard (included in measurements) Radiator.

FAMILY SHOWER ROOM 2.27m x 2.14m (7'5" x 7'0")

Suite of wc, bidet, wash basin with extensively tiled surrounds and fully tiled shower enclosure with thermostatic shower head. Heated towel rail (heated from AGA), electric heater. Built in shelved cupboard (excluded from measurements).

OUTSIDE

APPROACH

The property and it's neighbour (number 99 Hansford Square) is situated at the end of a private drive shared by the two properties and leading to a tarmac driveway, parking and turning area capable of accommodating a number of vehicles. There are garages attached on either side of the property.

GARAGE ONE 7m x 3.33m (22'11" x 10'11")

3m height with electric roller shutter entrance door, double glazed door to garden, sink unit, power and light connected. The garage has a connecting door to the breakfast room. The garage was designed to house a motor home, hence the ceiling height.

GARAGE TWO (on the eastern side of the property) 5.43m x 2.80m (17'9" x 9'2")

Electrically operated roller entrance door, inspection pit, door to outside, power and light connected, access to attic storage space with drop down wooden ladder.

GARDENS

The gardens and grounds lie prominently to the rear of the house and are a delightful feature of the property. This is an enclosed garden which is partly walled with railings and a fenced boundary on the eastern side. It adjoins parkland in a wonderful sylvan setting on two sides. Immediately to the rear of the property is a raised paved patio terrace with a level lawn beyond with well established flower and shrub borders as well as soft fruit and specimen trees. Paved patio area, timber summer house and garden shed. On the eastern side of the property is a paved courtyard area with a raised ornamental garden pond, an ideal place to enjoy evening sunshine.

TENURE

Freehold. We understand the title is presently unregistered.

COUNCIL TAX

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

ADDITIONAL INFORMATION

Mains electricity, water and drainage.

Oil fired central heating.

Superfast 67 Mbps broadband available. Source - Ofcom

Mobile voice and data coverage likely available externally via EE, Three, O2 and Vodafone. Internally it is likely available via EE and has limited availability via O2 & Vodafone.

