

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



Total Area: 169.9 m² ... 1829 ft² (excluding garage)  
 All measurements are approximate and for display purposes only.

www.daviesandway.com  
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

121 Midford Road, Combe Down, Bath, BA2 5RX



£875,000

This is a delightful and beautifully extended family four bedroom home with a pretty enclosed private rear garden and offers ample off street parking for everyone to the front of the property.

- Beautifully extended four bedroom semi-detached home
- Pretty enclosed private rear garden overlooking the cricket ground
- Garage with ample further off street parking
- Generous spacious rooms
- Open plan kitchen diner / family room
- Delightful garden room





# 121 Midford Road, Combe Down, Bath, BA2 5RX

Welcome to this stunning semi-detached house on Midford Road, Bath! This beautifully extended family home boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

One of the highlights of this property is the open-plan kitchen diner/family room, perfect for entertaining guests or enjoying family meals together. The garden room adds a touch of elegance and provides a cosy space to relax and unwind.

There is ample parking with space for 4 vehicles and a garage, making it convenient for both residents and guests. The pretty and private rear garden offers a peaceful retreat, overlooking the cricket ground, providing a picturesque backdrop for alfresco dining.

This property is beautifully presented throughout, offering a perfect blend of modern amenities and classic charm. Don't miss the opportunity to make this house your home and enjoy the best of Bath living in this lovely abode on Midford Road.

Midford road is situated on the edge of the city and close to the countryside and the beautiful Midford Valley which is an area of outstanding natural beauty. There is an excellent selection of local schools including Beechen Cliff Secondary, Aspire Academy and Prior Park College. There is a local Sainsbury's and Tesco express for groceries.

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

## GROUND FLOOR

### ENTRANCE HALL

Entry via composite double glazed frosted glass door with double glazed transom above. Wood flooring. Traditional picture rails. Vertical modern radiator. Staircase leads to first floor with a storage cupboard underneath.

**FRONT RECEPTION ROOM 8.05 into bay x 3.92 (26'4" into bay x 12'10")**  
Double glazed bay window with front aspect and a further double glazed window with side aspect .Gas fireplace with surround, hearth and mantle. Alcove with shelves and cupboard underneath. Wood floors. Two vertical modern radiators. Phone point. Two glass panel doors lead to the

**KITCHEN DINER / FAMILY ROOM 5.81 x 4.89 (19'0" x 16'0")**  
A range of base units comprising cupboards and drawers with laminate work tops. Inset one and half bowl with drainer sink and a mixer tap. A selection of wall units offer further storage. Built in Double oven, five burner gas hob, stainless steel cooker hood and dishwasher. Space for a fridge freezer. Tiled flooring. A double glazed window from the kitchen overlooks the garden and there are two further Velux style windows which let the light flood in. Further light floods in from the double glazed French doors which lead out to the garden. Ceiling spot lights. Door to

**UTILITY ROOM 2.67 x 1.84 (8'9" x 6'0")**  
Double glazed side window. Base units with laminate work top and an inset stainless steel sink and mixer tap. Space for a washing machine and tumble dryer. Wall cupboards. Laminate flooring ceiling spot lights and extractor fan. Door to

**CLOAKROOM 1.73 x 0.79 (5'8" x 2'7")**  
Double glazed frosted window. Vanity basin and toilet. Heated towel rail. Laminate flooring. Ceiling spot lights.

**GARDEN ROOM 4.19 x 2.87 (13'8" x 9'4")**  
Double glazed windows to side and rear with double glazed French doors to the garden. Laminate flooring. Two Velux style windows. Vertical radiator. Ceiling spot lights.

**SIDE COVERED PASSAGE 6.02 x 1.00 (19'9" x 3'3")**  
Accessed form the front of the property ideal for when you have muddy boots or coming home from taking the dog out for a walk. Double glazed glass roof the full length. Tiled floor.

## FIRST FLOOR

### LANDING

Double glazed window to front. Picture rails. Radiator. Stairs to first floor with storage cupboard underneath.

**BEDROOM 4.03 into bay x 3.92 into wardrobe (13'2" into bay x 12'10" into wardrobe)**  
Double glazed bay window. Built in wardrobes, Picture rails. Radiator

**BEDROOM 3.87 x 3.86 in cupboard (12'8" x 12'7" in cupboard)**  
Double glazed window with rear aspect. Picture rail. Radiator. Two built in cupboards.

**BEDROOM 2.75 x 3.22 (9'0" x 10'6")**  
Double glazed window with view over the garden and cricket ground. Picture rail. Radiator.

**BATHROOM 2.07 x 1.99 (6'9" x 6'6")**  
Double glazed frosted window. Panelled bath with shower over and a glass shower screen. Vanity basin and toilet with white marble top. Heated towel rail and under floor heating. Vinyl flooring. Part tiled walls. Ceiling spot lights.

## SECOND FLOOR

**BEDROOM 3.15 x 3.02 extends to 3.97 (10'4" x 9'10" extends to 13'0")**  
Two Velux style windows. Eaves storage. Radiator. Ceiling spot lights. Door leads to

**ENSUITE 2.82 x 1.33 (9'3" x 4'4")**  
Velux style window. Generous size rainfall shower. Vanity basin. Toilet. Part tiled walls. Tiled floor. Heated towel rail and under floor heating.

**GARAGE 5.94 x 2.58 (19'5" x 8'5")**  
Up and over door and a personal door to the side covered passage. Combi boiler, power and light. Roof light window. Garage roof storage area.

## OUTSIDE

### FRONT

Hedges to side and front with the addition of a dwarf wall to the front. Flower border. Mainly stone chipped giving parking for multiple vehicles

### REAR GARDEN

Hedges to side and fences to rear. Laid mainly to lawn with mature flower beds. Patio area ideal for alfresco dining.

### 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.

### ADDITIONAL INFORMATION

Local Authority. Bath and North East Somerset  
Services. Main gas. Mains water and sewerage. Mains electric. Mains gas  
Broadband. Ultrafast 1000 mps Source Ofcom  
Mobile phone signal. EE. O2. Three. Vodaphone. Likely

