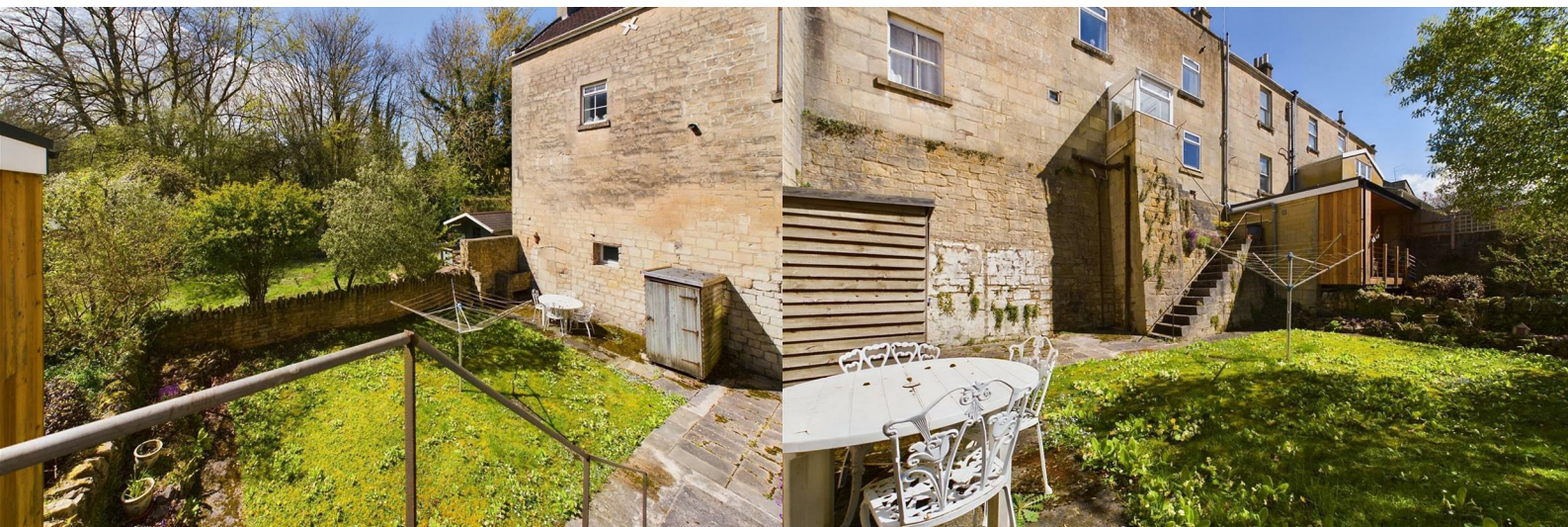




16 Combe Road

Combe Down, Bath, BA2 5HX

Offers In The Region Of £399,000



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NO ONWARD CHAIN

Very Well Presented, Four Bedroom Terraced House in Combe Down Village. Current owners have lived here since the 1970's.

Built Circa. 1800, Scope to Extend STSPP, Four Bedrooms, Good Sized Lounge/Diner, Kitchen with wall and base units, integrated oven and hob, space for fridge/freezer and plumbing for washing machine, Rear Porch, Family Bathroom with white suite comprising: shower cubicle, vanity wash hand basin, low level wc, Large Understairs Storage Area, Sheltered South West Facing Garden Surrounded by Walls and Fencing, Gas Central Heating Boiler Installed 2020.

Combe Down Primary, Nursery at Combe Road and Mulberry Park, Doctors Surgery, Dentists, Darling Deli Award Winning Delicatessen, Convenience Store and Bike Shop all within 0.5 miles.

Ralph Allen School approx. just over 1 mile. Hayesfield and Beechen Cliffe approx. 2.5 miles, Prior Park College approx. 0.6 miles, Monkton Combe pre prep 0.9 miles with Monkton Combe School 1.4 miles.

Beautiful walk nearby including National Trust at Prior Park, Fairy Woods, Rainbow Woods and Bath Sky Line.



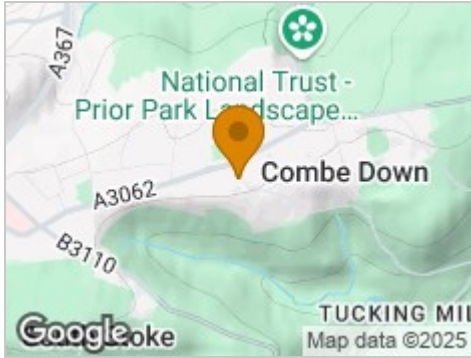
Road Map



Hybrid Map



Terrain Map



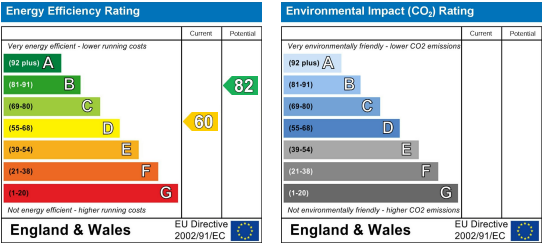
Floor Plan



Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.