



3 Combe Road

Combe Down, Bath, BA2 5HX

Asking Price £535,000



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NO ONWARD CHAIN

Beautifully presented 3 bedroom semi-detached house, with off street parking and gardens front and rear.

Hallway with Doors to Cloakroom, Utility and Dining Room and Stairs to First Floor.

Modern Fitted Kitchen with Wall and Base Units, Stainless Steel Sink and Drainer, Wood Look Work Surfaces, Integrated Electric Oven and Gas Hob, Integrated Dishwasher, Cooker Hood, Laminated Flooring, Velux Windows and Spot Lights, Utility Room with Plumbing for Washing Machine, Space for Fridge/Freezer, Space for Tumble Dryer, Wall and Base Units and Larder Cupboard, with Tiled Flooring and Spot Lights, Open Plan Dining/Living/Snug with Velux Windows and Patio doors to rear garden, Radiator, Laminate Flooring to Dining Area and Carpet to Living Area, Central Light Fitting, Double Glazed Windows to Front, TV Point, Electric Fire Place. Landing with Loft Hatch, Carpet Flooring, Pendant Light Fitting and Doors to Three Bedrooms and Family Bathroom with Privacy Double Glazed Window to Front, White Suite Comprising: Bath and Shower Over, Shower Screen, Pedestal Wash Hand Basin, Spotlights and Vinyl Flooring, Separate Toilet with Privacy Double Glazed Window to Rear, Spot Lights and Vinyl Flooring. Three Bedrooms with Carpet Flooring, Pendant Light Fittings, Radiators and Vaillant Central Heating Combination Boiler in Cupboard in Bedroom 1.

Combe Down Village has many attributes including local regular bus service to Bath City Centre and onwards, Doctors, Dentists, Award Winning Delicatessen, Bike Shop, Garage with MOT Service, Convenience Store, Nursery, Primary School, Ralph Allen, Monkton Combe Pre-Prep and Senior and Prior Park Schools all within 2 miles.

EPC - C

Council Tax - D



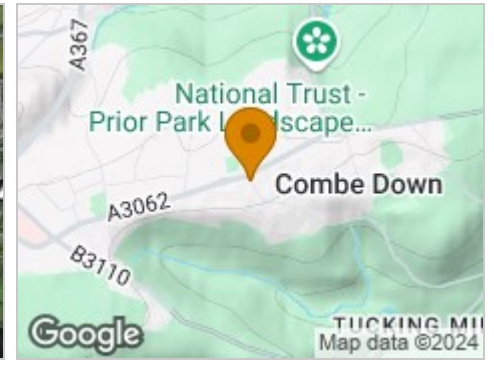
Road Map



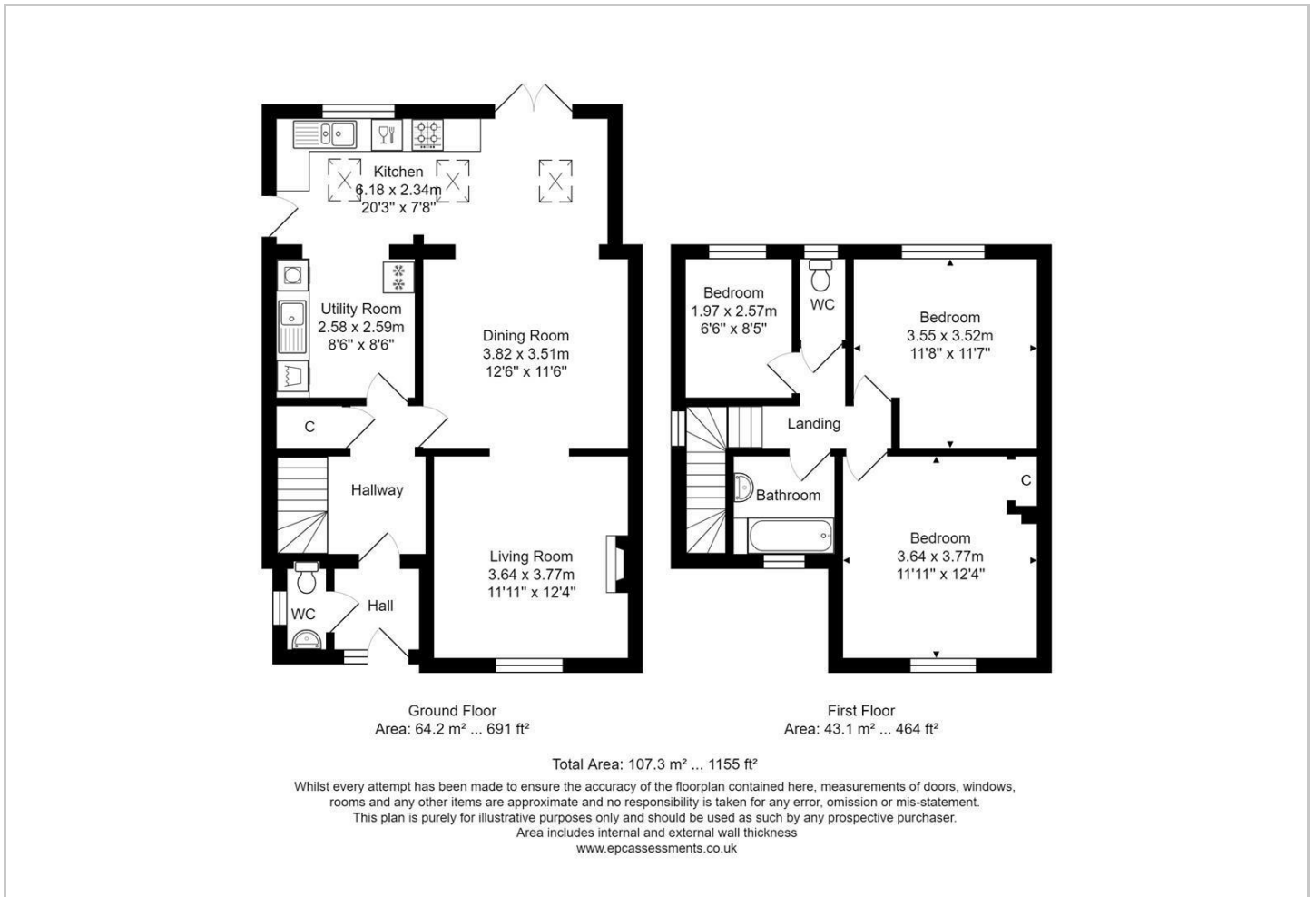
Hybrid Map



Terrain Map



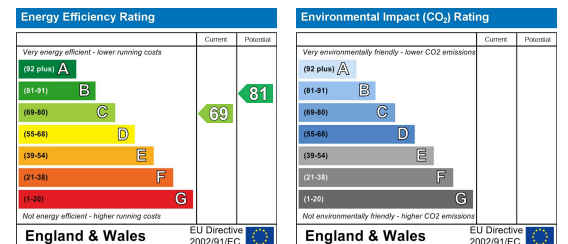
Floor Plan



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



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