



Southdown Road
Southdown | Bath

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Summary

A wonderful opportunity to purchase a characterful 3 bedroom period detached family home with wonderful potential to extend and renovate to one's own taste. This attractive looking property is tucked away off Southdown Road, and accessible via a private drive with a well proportioned and level rear garden. There is also excellent off street parking and a double garage. Early viewing advised.

Location

Southdown is a popular residential area to the south of Bath's city centre. A selection of local shops and amenities can be found on Mount Road, approx. 5 minutes walk, these include - Co-op, takeaways, convenience shop, Boots Pharmacy, Beehive Surgery and Butchers shop. The popular Moorland Road with its wide selection of independent shops, cafes and amenities is less than 20 minutes walk away. A bus service runs from Sladebrook Road to and from the city centre or it can be reached on foot in about 35 minutes. Local schools include Oldfield Park Junior School, Roundhill Primary School and Hayesfield Girls' Schools. Nearby Oldfield Park train station provides a link to both Bristol Temple Meads and Bath Spa. The A4 to Bristol is easily accessed via Whiteway Road.



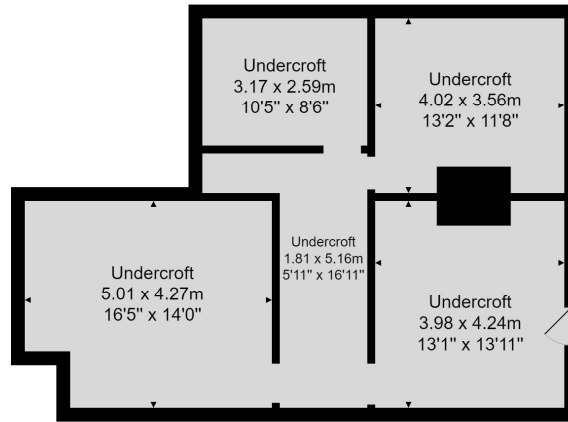
- An attractive 3 bedroom family home
- Period box bay front detached
- Double garage to side
- Large undercroft
- Potential to renovate or extend subject to PP

- 3 reception rooms
- Bathroom and D/s WC
- Period character
- Well-proportioned rear garden
- Off main road location

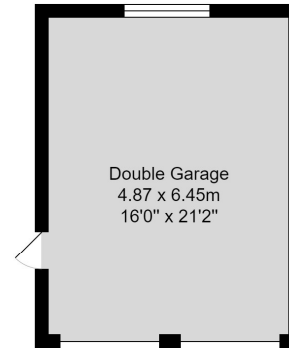
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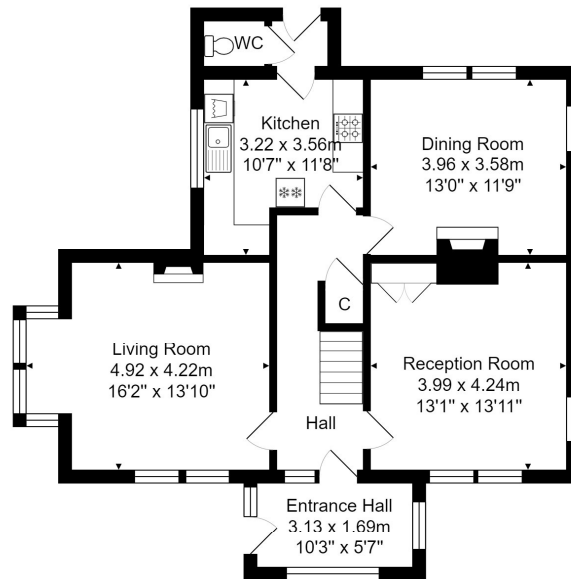




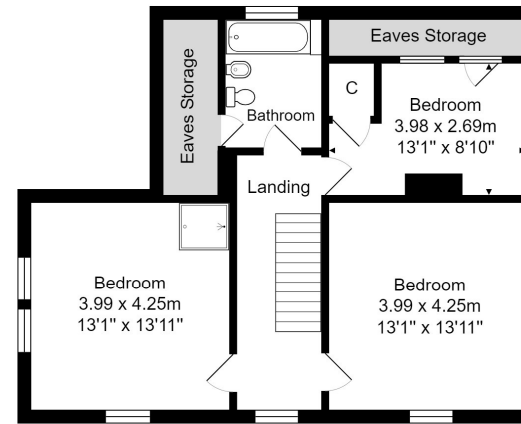
Undercroft
Area: 72.2 m² ... 777 ft²



Double Garage
Area: 31.3 m² ... 337 ft²



Ground Floor
Area: 80.3 m² ... 865 ft²



First Floor
Area: 69.4 m² ... 747 ft²

Total Area: Including Garage and Undercroft 253.2 m² ... 2726 ft²

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness www.epcasessments.co.uk

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