



- An attractive Victorian character cottage with a pleasant open aspect
- Spacious lounge dining room with feature log burner
- Fitted kitchen with eye level double oven and gas hob
- Fully tiled bathroom with walk in shower and separate bath-tub
- Three double bedrooms, gas central heating, double glazing
- Large sunny garden with a 150 square foot workshop which has power and lighting



"An attractive Victorian, character cottage with feature open plan lounge dining room boasting a log burner and oak flooring, a large well tended garden and a really good-sized workshop which could form a fantastic home office".

Located on the Northern outskirts of the town, the property is well placed for families being a five-minute walk to the "Trinity" primary school and a ten-minute walk to the town centre where there are a good variety of shops, services and regular public transport. Bath city centre is 9 miles which makes this house an ideal commuter home.

The accommodation comprises entrance hallway, lounge dining room, rear hallway, kitchen and fully tiled bathroom. On the first floor are three double bedrooms, the main bedroom is surprisingly spacious. Gas central heating and double glazing.

Outside to front is a small level garden which overlooks a childrens playpark. To the rear is a shared pedestrian pathway. The main garden has been well cared for with sunny lawns, patio, mature trees, garden shed and large block built workshop which has power and lighting.

Tenure: Freehold. **Council Tax Band:** B.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1150.21 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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