



7, Priory Close, Combe Down,  
Bath. BA2 5AL

Asking Price: £715,000





3 bedrooms



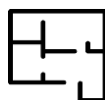
Highly sought-after cul-de-sac location



Beautifully kept, large, mainly level gardens



Garage and driveway



1468 Sq. ft. / 136 Sq. m.



### The Property

- Spacious semi-detached home.
- No onward chain
- Perfect refurbishment opportunity
- Wonderful views across Prior Park College to North Bath
- Ready for extending (subject to planning permission)

### The Location

- Very desirable cul-de-sac position
- Excellent access to the city of Bath
- Bath Spa Train Station – 1.1-mile walk
- Prior Park College - 0.2 miles walk
- Paragon School – 1.1 miles walk
- Beechen Cliff School – 1.6 miles walk,
- Ralph Allen School – 1.1 miles walk
- Just 0.6 miles to Combe Down Village and Primary School







**Property Description:** This wonderful, post-war semi-detached property has had one set of owners since new. It features excellent space, beautiful gardens and an absolutely lovely, leafy cul-de-sac position.

**Ground Floor:** The property begins with an entrance vestibule and hallway, off which is a handy understairs cloakroom.

From the hallway, the kitchen comprises a selection of traditional kitchen cabinets and there is plumbing for a dishwasher and washing machine. There is access into the dining room and garage from here, giving potential to extend the kitchen into a larger family diner (subject to regulations).

The sitting/dining room is very generous, with a wonderful rear aspect over the garden, accessed via patio doors.

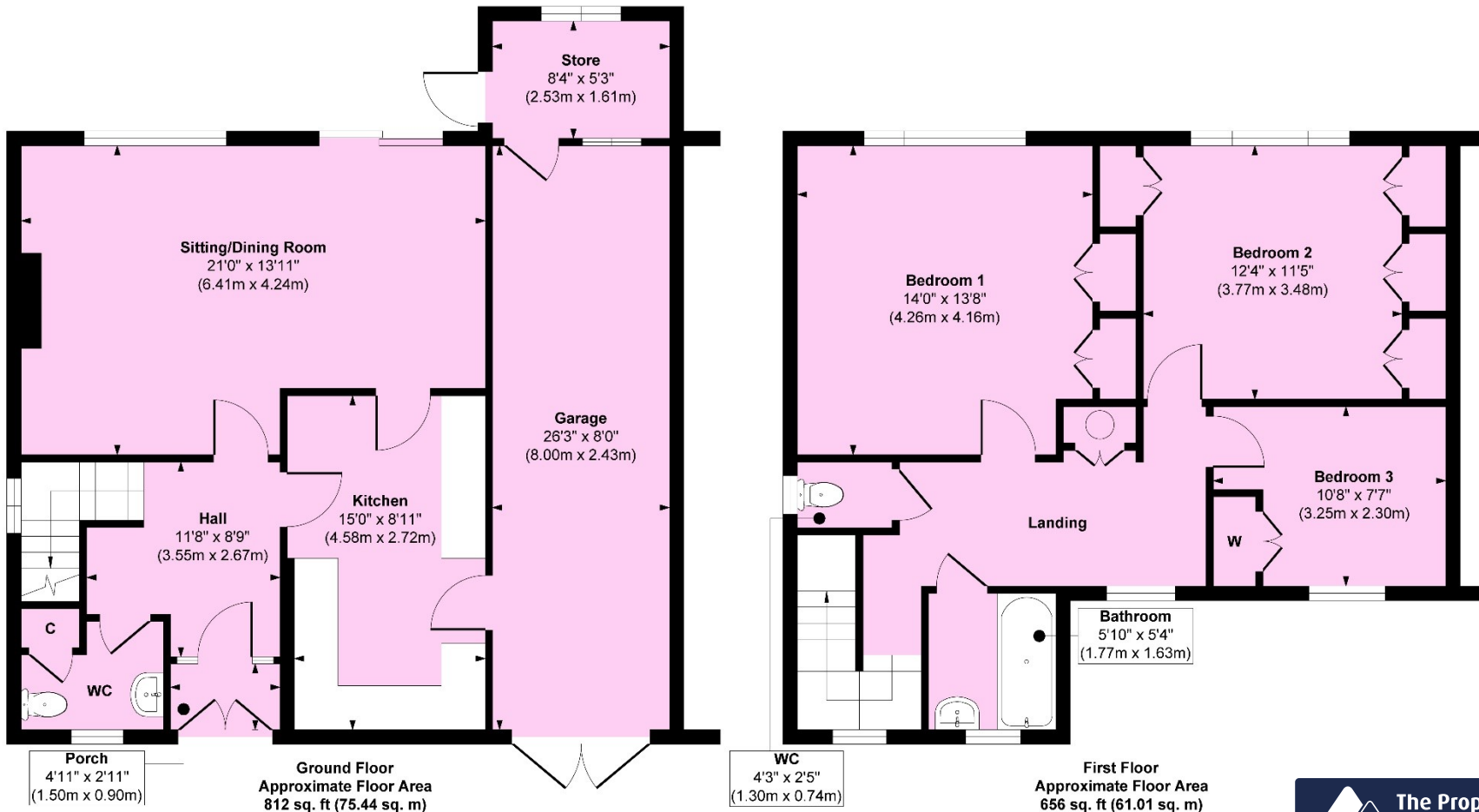
**First floor:** Upstairs, the light and airy landing leads to two large double bedrooms (with built in storage) and generous single room. Bedrooms 1 and 2 have breathtaking views over the garden, Prior Park and the hills of Bath beyond. The shower room comprises a shower cubicle and basin and there is a separate cloakroom across the landing.

Of note is the large and unconverted loft void, giving more potential for development (subject to regulations)

**Outside:** There are beautiful, mature gardens at 7 Priory Close. To the front the garden is lawned with established shrubs and off-street parking, whilst the rear garden has a patio, large well-kept lawn and a lovely variety of flowering shrubs. There is a rear area with glasshouse and sizable flower beds for growing vegetables. The gardens have been well tended for many years and will be most rewarding to a new buyer.







**APPROX. GROSS INTERNAL FLOOR AREA 1468 SQ. FT / 136.45 SQ. M**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property

**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

**Directions:** At the Widcombe Parade roundabout, locate Prior Park Road and continue up hill for 1 mile. Turn right onto Priory Close and at the T-junction turn left. The property is further along on the left.

