



8 Crescent View, Bath. BA2 4QH

Asking Price: £800,000



5 Bedrooms



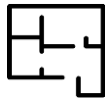
Bathroom, downstairs
shower-room and 2 ensuite
shower rooms



Large South facing
gardens



Private parking space and
garage



1889 Sq. ft. / 175Sq. m.

The Property

- Wonderfully presented modern townhouse in sought after location
- Generous accommodation including a 3 storey-extension
- South facing patio and garden with solar panels and Tesla battery
- No-thru road position

The location

- Highly desirable neighborhood near Widcombe and Bear Flat shopping parades
- Just off leafy Holloway
- 0.5 miles walk to Bath Spa Station and the City of Bath
- Views over the Royal Crescent and City of Bath
- Well situated for Widcombe, Moorlands, Beechen Cliff and Hayesfield schools.





The Property: This fantastic and rarely available modern townhouse has a fabulous finish, South-facing gardens, and 2016 built 3-storey extension and is in a tucked away position just above the City.

Ground floor: The part glazed front door opens to a roomy hallway which leads to the reception rooms, kitchen and utility/shower room. Stylish Karndean flooring throughout the ground floor gives a fantastic sense of flow.

To the left, is a good-sized kitchen with a range of fitted units, worktop and breakfast bar. There are plentiful integrated Neff appliances, including a double electric oven, separate halogen hob, built in fridge-freezer, dishwasher and washing machine. Across the hall is a well-equipped utility room, with built-in full height freezer, plumbing for washing machine and a good range of storage and worktops. Leading off the utility room we reach a shower-room with classic white suite (sink, WC and shower).

Further down the hallway are the spacious living room and dining room, each with large UPVC sliding patio doors leading out onto the south-facing gardens. Both rooms have contemporary radiators, and the dining room also has a modern wall-mounted gas fire.

First floor: Upstairs, there are 3 bedrooms and a family bathroom. The main bedroom is a wonderfully light dual aspect room, with city views to the front and a window overlooking the garden to the back. This room is again fitted with Karndean flooring and has a large dressing area with fitted wardrobes, and an ensuite shower-room with modern white suite.

A second large double bedroom overlooks the garden to the rear of the house, and there is a smaller bedroom to the front overlooking the city and communal gardens. There is also an internal family bathroom, with white suite (bath with shower over, sink and WC).

Second floor: Upstairs again, we access two more large double bedrooms (one with the benefit of an ensuite shower room), along with a fantastic loft style hobby room, with front and rear Velux roof lights giving it a fantastic light and airy feel.





Outside: To the front of the property there is a communal lawned garden jointly owned and maintained by the management company, along with a designated parking space and single garage.

To the rear of the property is an enclosed and sheltered south-facing garden – a real sun trap. There is a large brick-block patio area with ample space for al-fresco dining and outside games, along with a 3-person electric sauna. Steps lead up from the patio to a tiered garden with shrubs, small trees and flowerbeds.

The property also benefits from solar panels on the roof which feed a Tesla battery fitted on the side of the house, significantly reducing electricity bills.

The Location: Magdalen Avenue is a very sort-after, no-through road off leafy Holloway just below Bear Flat. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Co-op just minutes away.

There is a lovely, wooded walk to the nearby City of Bath and train station, and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries.

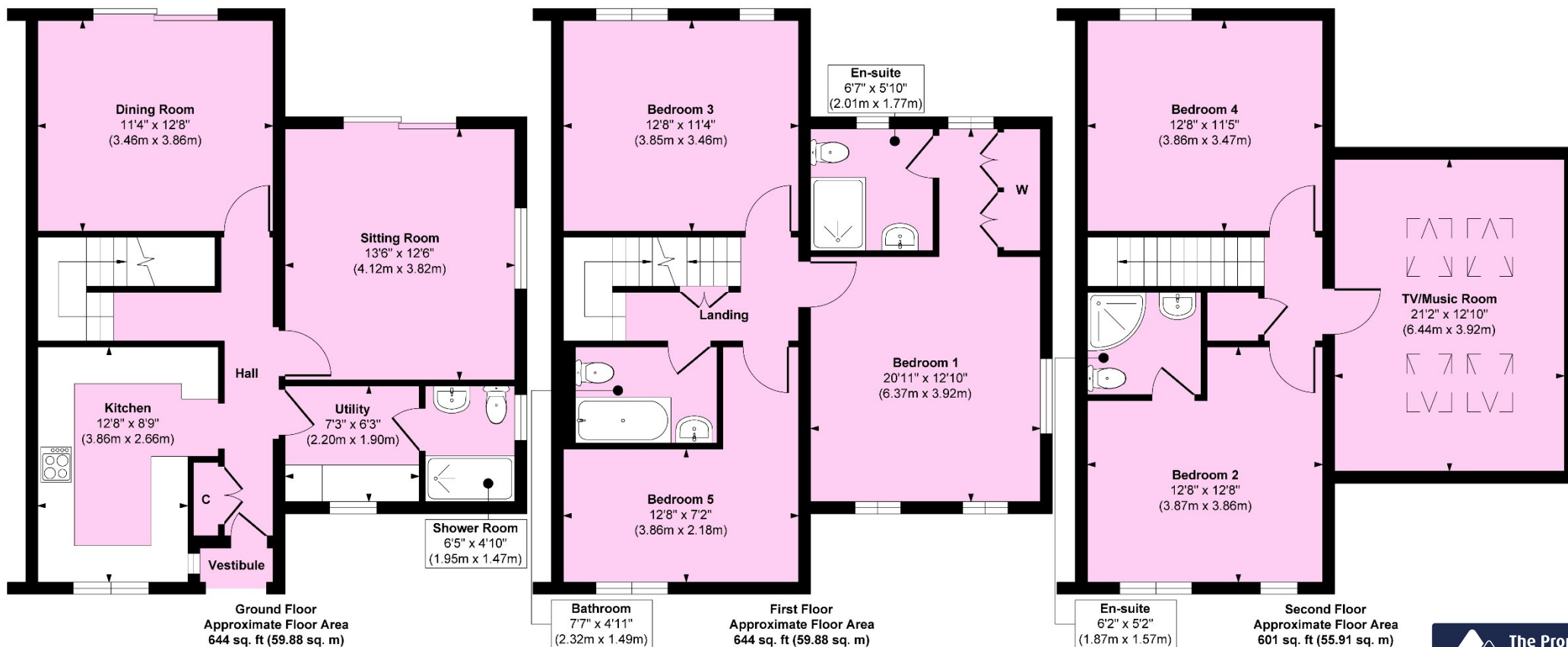
Just beyond Holloway, St Marks Road then leads to Widcombe High Street where further restaurants, pubs, cafes and convenience stores can be found as well as Prior Park Garden Centre.

Directions: From the Churchill Bridge Roundabout take the A367 in the direction of Bear Flat. Take the third main left turn onto Holloway and stay left as you go downhill. Turn first left into Magdalen Rd and 2nd left again into Magdalen Avenue. Crescent View is at the very end of Magdalen Avenue on the left.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 1889 SQ. FT / 175.67 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.

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