



SCOTT WINDLE POWERED BY **exp**TM UK

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Combe Grove, Bath, BA1

Guide Price £650,000

3 1 2



Reference; SW0341

Tucked away towards the end of a quiet and popular cul de sac in the sought after Weston area of Bath, this charming 1930s three bedroom property offers well presented accommodation with scope for improvement making it an ideal opportunity for buyers looking to make a home their own.

Perfectly positioned for access to the City centre, the Royal United Hospital, and a range of excellent local schools and amenities, this attractive home blends period character with comfortable modern living.

The accommodation is arranged over two floors and briefly comprises: A large, welcoming entrance hallway with stairs rising to the first floor, sitting room with wood burner, separate dining room, kitchen / breakfast room with a large pantry cupboard, a downstairs cloakroom, and a lean to conservatory providing access to the garden.

Upstairs, there are three generously sized bedrooms and a modern shower room.

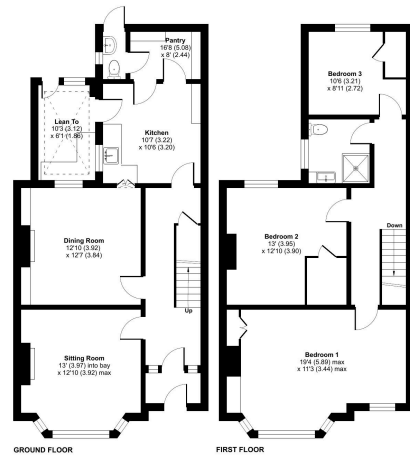
Externally, the front of the property features a driveway, while to the rear is a private, southerly facing garden laid mainly to decking and artificial lawn, ideal for low maintenance outdoor living. The garden benefits from rear access, with an additional area currently used for parking by the owner.

This delightful property offers great potential and would make a lovely family home in one of Bath's most desirable residential areas. An internal viewing is highly recommended.



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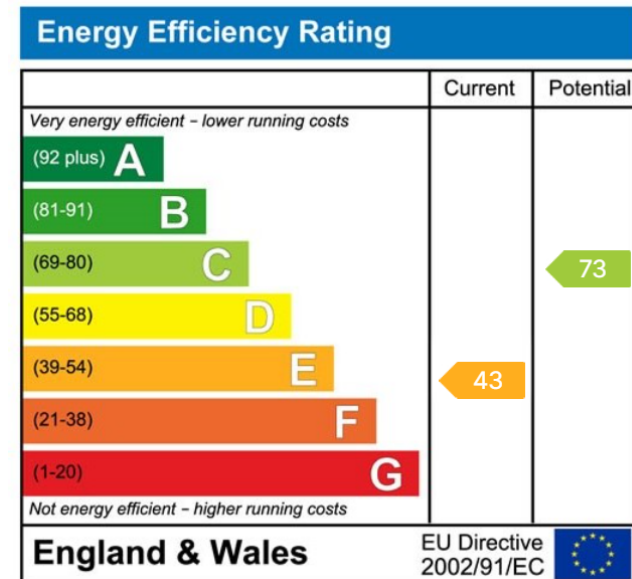
Approximate Area = 1380 sq ft / 128.2 sq m
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR

For plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accessed: 01/06/2025). Prepared for South Bristol Property by eXp - REF: 12016573

- Please Quote Reference SW0341
- Popular Cul De Sac Location
- Three Well Proportioned Bedrooms
- Modern Shower Room
- Driveway & Parking
- Charming 1930's Property
- Easy Access To City Centre & Royal United Hospital
- Two Reception Rooms
- Low Maintenance Southerly Facing Garden
- Viewing Highly Recommended



eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

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