



London Road West, Bath





# 164 London Road West

## Bath, BA1 7QU

An Appealing Four Storey End Of Terrace Period Home With Versatile Living Space, Situated Close To The Toll Bridge, Local Shops and Bathampton Meadows. The Property is Offered For Sale With No Onward Chain, Gas Heating & Modern Kitchen.

- Popular Batheaston Village Setting
- Stunning Panoramic Views
- Modern Kitchen With Appliances
- Close to River & Toll Bridge
- End Terraced Period Home
- On Street Parking
- Flexible Living Accommodation
- Character Features
- No Onward Chain



## The Property

A charming end terraced period house, retaining many of its original character features including period fireplaces and stripped flooring.

Arranged over four levels the property offers flexible accommodation with Two double bedrooms, occasional third bedroom/work from home office on the top floor, full width sitting room with stunning panoramic views, family bathroom and Kitchen/diner providing direct garden access. The rear garden has a terrace from which point excellent views across the river can be enjoyed, and there is an attached outbuilding which could be converted to suit individual requirements.

The house is perfectly situated for buyers who want the convenience of nearby shops, wish to hop on a bus into the city or alternatively use the towpath to walk or cycle. The renowned pub/restaurants and highly regarded Primary School are just a short stroll across the bridge, as is the amazing Bathampton Meadows; saved by the National Trust from future development and named as one of its 'Green Corridors'.

## The Situation

London Road West is on the eastern outskirts of the world heritage city of Bath on the edge of the picturesque village of Batheaston. Close by is The Old Mill and ancient Toll Bridge. Views extend as far as Bathampton village and the meadows beyond.

Central Bath is approximately two miles distant and provides a full range of shopping, leisure, cultural and sporting amenities. These include the Theatre Royal, Thermae Spa and Baths and an excellent choice of bars and restaurants. Alternatively, the more intimate and charming market towns of Bradford on Avon, Corsham or Chippenham are all nearby.

There is a very strong community spirit in Batheaston, with pop up markets happening over the summer and a distinct move towards promoting locally produced food and supporting local businesses. The village has an excellent primary school and GP surgery, vet, new supermarket, chemist, bars and eateries, including a large organic café/bar. Access to beautiful countryside is minutes away and unlimited spectacular walks include St. Catherine's valley to Brown's Folly, Solsbury Hill and Bannerdown Common nature conservation area.

## Entrance Hall

Solid wood front door into hall, wooden flooring, stairs to first floor and lower ground floor.

## Sitting Room

Two double glazed windows to rear with stunning views, cast iron fireplace with slate hearth, wooden flooring.

## Bedroom Two

Front aspect window, cast iron fireplace with tiled inset and slate hearth with wood surround.

## Kitchen/Diner

Timber panelled staircase from entrance hall, door into kitchen/dining room, window to rear door and rear lobby. Range of wall & base units with wooden work surfaces and tiled splashbacks, integrated electric oven, four burner gas hob with hood over, built in washing machine, cast iron range fireplace with cupboards either side of chimney breast, quarry tiled floor.

## Rear Lobby

High level window, door to outside.

## First Floor Landing

Stairs to second floor, built-in cupboard with gas boiler, wooden flooring.

## Bedroom One

Two double glazed windows with stunning panoramic views, cast iron fireplace, cupboards and shelving either sides of chimney breast, wooden flooring.

## Bathroom

Glazed window with frosted glass, wood panelled bath with tiled surround & electric shower over, pedestal wash hand basin with deep marble panel and shelf above, low level WC, wooden flooring, cast iron fireplace with slate hearth and slate/timber surround.

## Second Floor Landing

Eaves storage.

## Occasional Bedroom/Home Office

Rear aspect velux type window, eaves storage, (note partial restricted head height).

## Outside

The rear garden is gently sloping and narrowing away from the rear of the house so that views can be enjoyed. Terrace area, side gate access to pathway leading down to the bridge. To the righthand side is an outbuilding, ideal as a store/workshop, attached to the property.



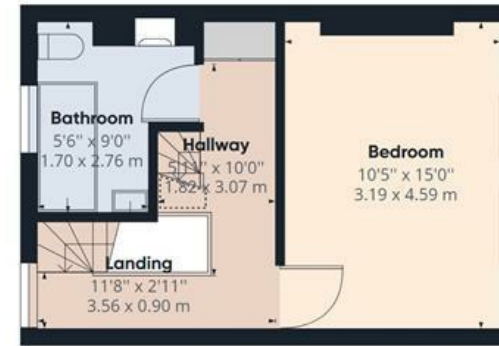




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

1082.77 ft<sup>2</sup>  
100.59 m<sup>2</sup>

**Reduced headroom**

103.61 ft<sup>2</sup>  
9.63 m<sup>2</sup>



Floor 3 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

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- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

## Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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## Miscellaneous items

EPC: E

Council Tax: C

Utilities: All main services

Authority:

Tenure: Freehold

For more information or to book a viewing, please contact:

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