



Entry Hill, Bath
£385,000





35 Entry Hill

Bath, Somerset, BA2 5LY

Charming Period Cottage Nestled Between Other Character Properties On Entry Hill, Benefiting From Kitchen With Appliance, Modern Bathroom and Landscaped Garden To The Rear.

- Charming Period Cottage
- Separate Dining Room
- Modern Shower Room
- Close To Local Amenities
- Fitted Kitchen With Glass Atrium Roof
- Utility Vault
- Private Landscaped Gardens
- Sitting Room With Cast Iron Fireplace
- Two Double Bedrooms
- Character Features



The Property

A two bedroom Grade Two Listed character property with many original features that include sash windows and cast iron fireplaces, extended to provide a spacious and light Kitchen the property is immaculately presented with the added benefit of terraced gardens and views to the front.

The accommodation is arranged over two storeys and comprises of entrance hall, sitting room with feature fire place, modern kitchen with granite work tops, utility vault. On the first floor has two double bedrooms, and a modern shower room. Outside to the rear is a superbly landscaped and terraced garden with steps leading up to a sun terrace gardens.

The Situation

Situated in a quiet sought-after family residential area on the southern slopes of Bath close to the amenities of Bear Flat, nearby Tesco's Store plus a short vehicular drive to the city centre.

Bath city centre provides a wonderful range of independent and chain retail outlets, a fine selection of restaurants cafes and wine bars together with many cultural centres which include The Theatre Royal, several museums, Thermae Spa and cinema complex. In addition there are world class sporting facilities at the nearby Bath University, Bath Rugby & Cricket Clubs. plus the beautiful Alexandra Park that is within walking distance from the property.

Communications include Bath Spa mainline railway station which provides direct access to London Paddington, Swindon, Bristol and South Wales together with the M4 junction 18 which is approximately 11 miles north of the city. Bristol is 12 miles to the west. Bristol Airport is just 18 miles.

Entrance Hall

Solid wood front door, dado rail, chequered board flooring, stairs to first floor.

Sitting Room

Sash window with shutters, feature fireplace with inset period cast iron grate, slate hearth & wood surround, built-in cupboards and book shelves over, ceiling coving.

Dining Room

Cast iron fireplace with wood surround and slate hearth, two built-in cupboards, ceiling coving.

Kitchen

Single drainer stainless steel sink unit with mixer tap set in granite work tops and matching up stands with cupboards under, adjacent granite work tops and matching upstands with cupboards and drawers under, Integral dishwasher, plumbing for washing machine, gas cooker point with extractor hood over, eye level wall units, larder cupboard, limestone floor, glass atrium roof.

Utility Vault

Limestone floor, space for free standing fridge/freezer.

First Floor Landing

With split stairs leading to french door to rear garden.

Bedroom One

Sash window to the front enjoying views, two double built-in wardrobes, wall lights.

Bedroom Two

Sash window, built-in vanity wash hand basin with cupboard under, cast iron fireplace, built-in cupboard

Shower Room

Walk-in shower enclosure with tiled surround and shower head over, feature wash hand basin with drawer under, concealed cistern WC, chrome ladder style radiator, concealed ceiling spot lights, matching floor and wall tiles.

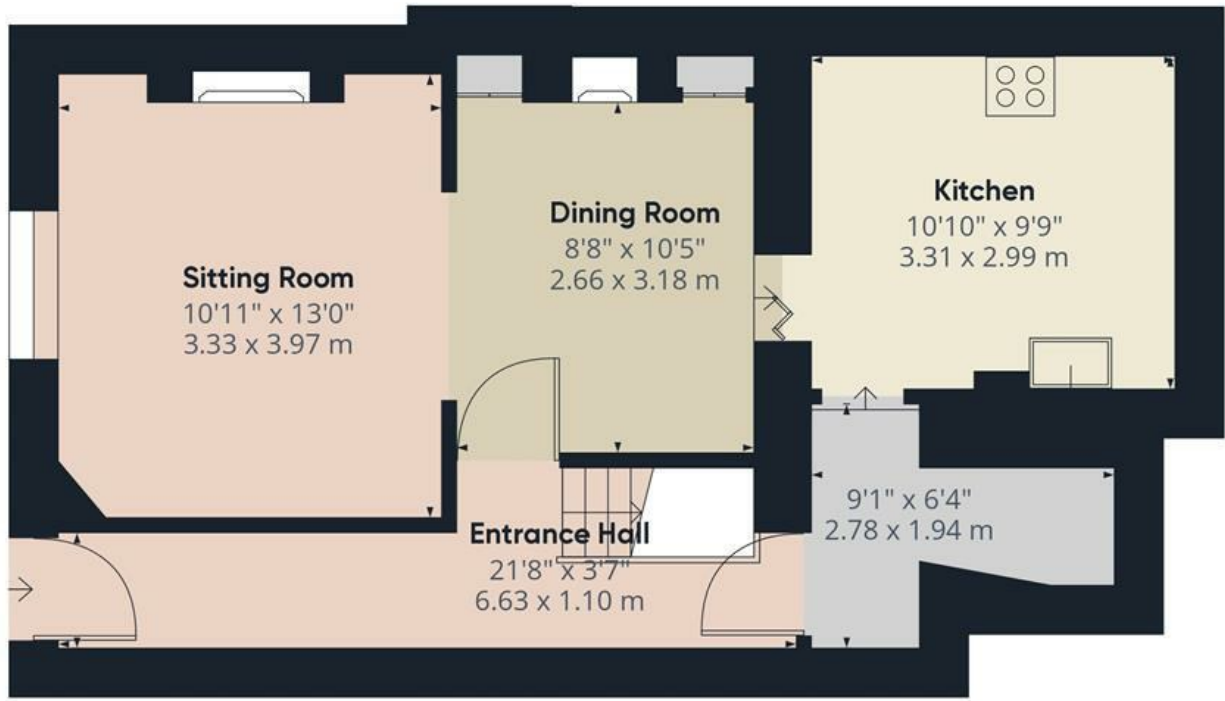
Outside

To the front is a small area of garden and steps leading up to the front door.

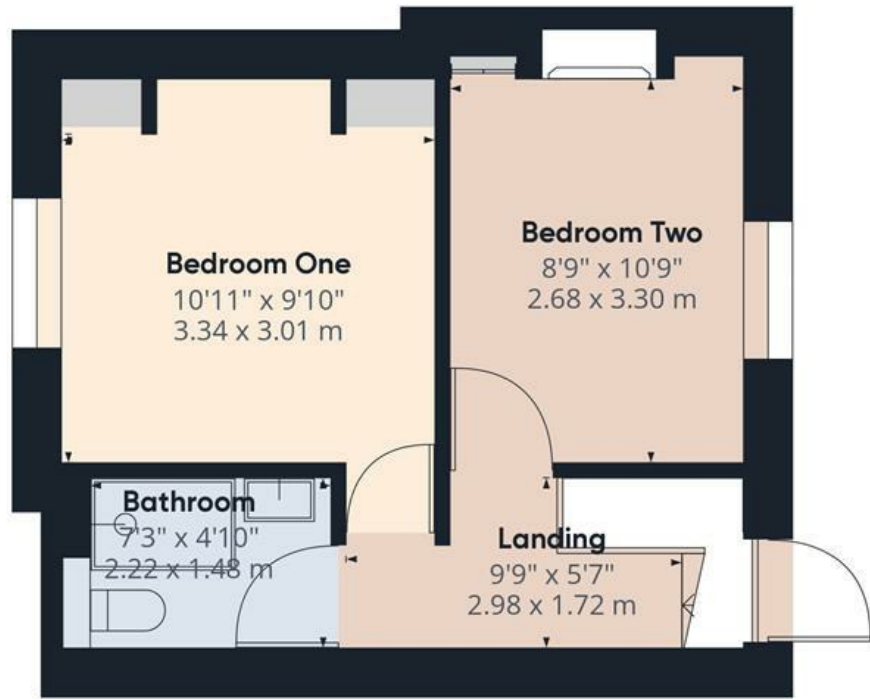
To the rear is an enclosed landscaped walled garden with steps leading to a sun terrace and upper level, outside light, and door leading to the rear of the property.







Floor 0



Floor 1

Approximate total area⁽¹⁾

816.2 ft²

75.83 m²

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.

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

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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.

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Miscellaneous items

EPC: Exempt

Council Tax: C

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

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

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