



**Claverton Down Road, Bath**  
**£650,000**







# Stourton View Claverton Down Road

## Claverton Down, Bath, BA2 7AE

Stourton View Is A Spacious Period End Terraced Family Home, Presented In Immaculate Condition, With Off Street Parking For Two Vehicles, Private And Secluded Rear Garden, Located Close To Bath University, Wessex Water And On A Regular Bus Service Into The City Centre.

- Located in Popular Claverton Down
- Open Plan Kitchen/Dining Room
- Three Further Bedrooms
- Period End Terraced Home
- Contemporary Kitchen With Appliances
- Large Family Bathroom
- Two Spacious Receptions
- Master Suite With En-Suite Shower
- No Onward Chain





## **The Property**

This spacious period end terraced family home is presented in immaculate condition and comprises of a bright hallway with original tiled flooring, sitting room to the front with original features, including a feature fireplace, period cornicing and double glazed bay windows. To the rear is the generous kitchen/dining room with wooden flooring and ceiling spotlights. There is space for a large dining table, as well as armchairs and seating at the breakfast bar. The kitchen is well-equipped with an electric oven, built-in microwave, hob and extractor, sink, built-in dishwasher and washing machine/dryer. Glass doors lead out to the garden and dining terrace, completing the ground floor is a cloakroom.

Stairs lead directly from the kitchen/dining room to the first floor, where the principal bedroom suite has countryside views at the front of the house, and two other bedrooms along the landing, have garden views to the rear. Up on the second floor, a further double bedroom and a large family bathroom, with shower over the bath will be found. Externally, there is off street parking as well as a small garden with borders containing various shrubs and plants, plus a path leading to the front door and a side path giving access to the rear of the property. The rear garden features a lawn framed by flower

borders on each side. There's an elevated dining terrace at the rear which is in a sunny position from late morning into the evening.

## **The Situation**

Claverton Down is one of Bath's most popular locations and the house is within a short distance to well respected schools such as Prior Park College, Monkton Combe and Ralph Allen.

The University of Bath is close by and offers world class swimming and sporting activities. Good transport links provide access to the City and countryside, with the Bath skyline walk a short distance from the house.

Bath is a UNESCO world heritage city, famous for its Roman Baths and Georgian architecture and surrounded by rolling Cotswold countryside. Bath Spa Station provides mainline rail services to London (Paddington) and Bristol and the South West.

Educational facilities in Bath are highly regarded with Bath University voted one of the best in the country. Excellent schools include King Edwards, The Royal High School, Kingswood, The Paragon, Monkton School, Beechen Cliff and Hayesfield School for girls

### **Entrance Hall**

Double glazed front door, mosaic tiled floor, feature radiator.

### **Sitting Room**

Double glazed sliding bay sash windows, cast iron fire place with tiled inset, slate surround and hearth, ornate ceiling cornice.

### **Open Plan Kitchen/Dining Room**

The generous kitchen/dining room has wooden flooring and ceiling spotlights. There is space for a large dining table, as well as armchairs or a sofa, as well as seating at the breakfast bar. The kitchen is well-equipped and comprises Wall and base units with marble style work tops over, inset one and a half bowl stainless steel sink with mixer taps, inset ceramic hob and extractor over, Built-in electric oven, built-in microwave, plumbing for dishwasher and washing machine/dryer, two Velux roof lights, feature radiators, French doors to outside.

### **Cloakroom**

Concealed cistern WC, wall mounted wash hand basin with cupboard under.

### **First Floor Landing**

Stairs to first floor, built-in cupboard.

### **Bedroom One**

Two double glazed windows with views of the fields beyond, two feature radiators.

### **En-Suite**

Walk-in shower enclosure with rainfall and body shower heads over, low level WC, vanity wash hand basin with cupboard under, ladder style radiator, extractor fan.

### **Bedroom Two**

Double glazed window to the rear, feature radiator.

### **Bedroom Three**

Double glazed window to the rear, feature radiator.

### **Second Floor Landing**

### **Bedroom Four**

Double glazed dormer window with views of the fields beyond, feature radiator, built-in cupboard.

### **Family Bathroom**

Modern panelled bath with shower head over, concealed cistern WC, vanity wash hand basin with drawers under, built-in cupboard, feature radiator.

### **Outside**

There is a shared driveway, with two parking spaces allocated to the house, nearest to the front door, as well as a small garden with borders containing various shrubs and plants, plus a path leading to the front door and a side path giving access to the rear of the property. The rear garden features a lawn framed by flower borders on each side. There's an elevated dining terrace at the rear which is in a sunny position from late morning into the evening.

### **Agents Note**

Stourton View is currently arranged as a successful and profitable holiday let, accommodating up to eight people, benefiting from hard ward fire alarm and up to date electrical and gas safety checks.







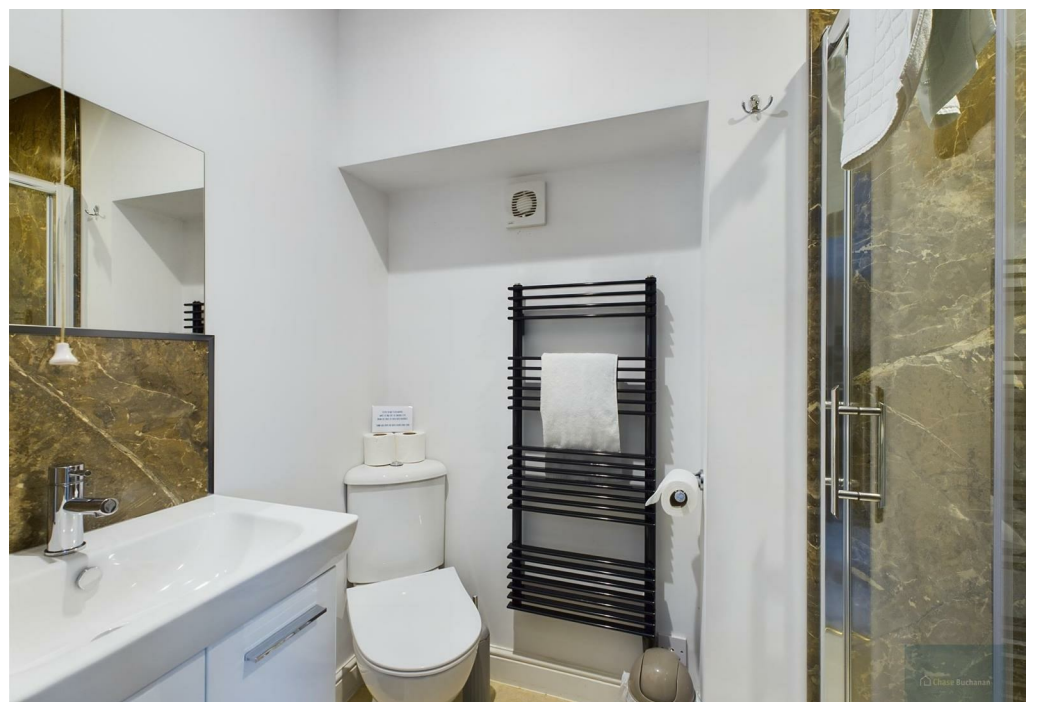














**Approximate total area<sup>(1)</sup>**

1514.99 ft<sup>2</sup>

140.75 m<sup>2</sup>

**Reduced headroom**

22.54 ft<sup>2</sup>

2.09 m<sup>2</sup>

(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.

GIRAFFE360



Floor 0



Floor 1



Floor 2



## 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)

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

## Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* 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.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

## Miscellaneous items

EPC: D

Council Tax: Exempt

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

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

T: 01225 421000

E: [bath@chasebuchanan.co.uk](mailto:bath@chasebuchanan.co.uk)

W: [chasebuchanan.co.uk](http://chasebuchanan.co.uk)

A: 6 Wellsway, Bath, BA2 3AQ

**Chase**   
**Buchanan**