



Tyning Road, Bath  
£570,000





# Cherry Dene Tynning Road

## Combe Down, Bath, Somerset, BA2 5HB

A Spacious Modern Property On This Prestigious Road In The Highly Desired Combe Down Village. Versatile Accommodation With Three Bedrooms & Two Receptions, With Off-Street Parking. This property has Gas heating and double glazing throughout.

- Highly Desired Village Location
- Sitting Room
- Off-Street Parking
- Lovely Level Sunny Gardens
- Three Bedrooms
- Scope To Further Develop the Loft
- Large Kitchen/Dining Room
- Double Glazing & Gas Heating
- No Onward Chain



## **The Property**

A modern Three bedroom detached bungalow in a prestigious location in Combe Down village. The property comprises; sitting room, kitchen/dining room three bedrooms and bathroom. Plenty of scope to adapt and extend subject to the necessary permissions.

Externally the approx. 100' rear garden is a delightful sunny oasis, which is well tended with a further enclosed garden to the front which provides ample off street parking. Ideally located a short walk to the village amenities including Co-Op, award winning deli, additionally there is a regular bus service for half hourly services to the city close by.

## **The Situation**

Combe Down is a picturesque and historical village to the south of the Roman city of Bath. This property is located in one of the most desired roads in the village with property rarely coming to market. Close by is The Firs Field which houses the village play park and green areas. This particular property is very well placed for all amenities including local shops and award winning delicatessen, bakers, doctors, dentists and pharmacies. The local bus service alights in Combe Road providing hourly services into the city and to the university.

Combe Down also has an excellent school community with its nursery and primary school located in Church Road and a further pre-school nursery in Combe Road. The immediate area also accommodates two private schools with Monkton Combe and Prior Park in close proximity and also has an excellent secondary school in Ralph Allen, which has recently been developed and extended to provide further facilities. For the walkers amongst you the city is a little under 2 miles away and you are also afforded a plethora of countryside walks into the Cotswolds 'area of outstanding natural beauty' minutes from the village itself.

## **Entrance Porch**

Double glazed door, double glazed windows to the side, plumbing for washing machine, door to rear.

## **Entrance Hall**

"L" shaped with meter cupboard, stair to first floor.

## **Sitting Room**

Double glazed patio doors giving direct garden access, four wall light points, built in under stair cupboard housing the wall mounted gas boiler.

## **Kitchen/Diner**

Double glazed window overlooking the rear garden, wooden door to garden, a range of wall and base units with marble style work tops, inset one and a half stainless steel sink with mixer tap, space for free standing gas cooker, stainless steel cooker hood over, pantry cupboard, space for table and chairs.

## **Bedroom Two**

Double glazed window to front, feature fireplace.

## **Bedroom Three**

Double glazed window to the front.

## **Bathroom**

Double glazed window, walk-in shower enclosure with shower head over, vanity wash hand basin with cupboard under, low level WC.

## **Master bedroom**

Large dormer window, eaves storage, door to loft space.

## **En-suite**

Shower cubicle with shower head over, wash hand basin, low level WC.

## **Loft Room**

Located off the master bedroom with window, partly boarded.

## **Outside**

The front garden is enclosed by a stone wall and drive which provides off street parking for a number of vehicles.

The rear garden is largely laid to lawn with a well established beds comprising of mature shrubs and trees.






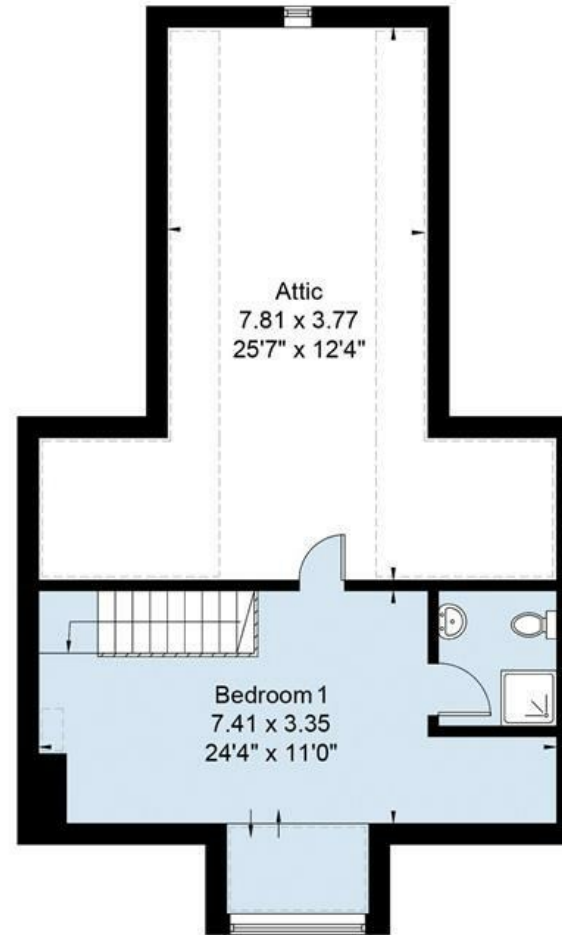
Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft

Attic = 37.4 sq m / 402 sq ft

Total= 174.3 sq m / 1876 sq ft



 = Reduced headroom below 1.5m / 5'0



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | [www.roomcpm.com](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2023

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- \* 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

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## Miscellaneous items

EPC: C

Council Tax: E

Utilities: All main services

Authority: Bath & North East Somerset Council

Tenure: Freehold

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

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