



The Hollow, Bath  
£375,000









# 214 The Hollow

## Bath, BA2 1NG

A Popular Bay Windowed Semi Detached Family Home, Set On A Generous Plot With Gardens Front And Rear. Additional Benefits Include Gas Heating, Double Glazing Off Street Parking & Large Level Rear Garden.

- 1930'S Bay Windowed Semi Detached House
- Large Level Gardens
- Double Glazed Windows
- Two Spacious Receptions
- Off Street Parking
- Close To Amenities
- Three Bedrooms
- Gas Heating
- No Onward Chain



## **The Property**

The accommodation over two levels comprises of porch leading to the main entrance hall. Situated to the left of the hallway is an bay windowed sitting room and separate dining room with window over looking the large level garden. The kitchen is to the side with access to outside. A large storage cupboard under the stairs complete the ground floor.

On the first floor there is a three-piece family bathroom, complete with a shower. Bedroom one is situated at the front with a bay window. Meanwhile, Bedroom two faces the rear and bedroom three, completes the upstairs. Additional benefits include the potential to further extend into the loft or to the side (subject to planning), off street parking and easy access to Bristol and the Motorway.

## **The Situation**

The Hollow is located in an area known as Southdown and a short walk from local shops and amenities (including a Co-op) and on a main bus route into Bath. There are a variety of local schools including Oldfield Park Juniors, Roundhill School, and other Bath secondary schools are conveniently located.

The city centre is less than 2 miles away with the wide range of retail, restaurants, and culture of Bath. For commuters, Bath Spa station is within easy walking distance with direct links to London Paddington (75 minutes) and Bristol Temple Meads (12 minutes). The M4 motorway is 11 miles north to junction 18, and Bristol International airport is about 18 miles west.

## **Entrance Porch**

Double glazed front door, tiled floor.

## **Entrance Hall**

Stairs to first floor, under stair cupboard, laminate flooring.

## **Sitting Room**

Double glazed bay window, laminate flooring.

## **Kitchen**

Double glazed window, double glazed door to outside, a range of wall and base units with laminate work tops over, inset sink with mixer tap, plumbing for washing machine, space for free standing cooker.

## **First Floor Landing**

Double glazed window, access to loft space.

## **Bedroom One**

Double glazed bay window, a range of built-in wardrobes.

## **Bedroom Two**

Double glazed window over looking the garden to the rear, built-in cupboard.

## **Bedroom Three**

Double glazed window .

## **Bathroom**

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

## **Outside**

To the front is a good sized walled garden with block paviour drive providing off street parking leading to the side of the property. The rear garden is good sized level family friendly space, laid mainly to lawn with raised veg beds and metal storage shed walled to the boundaries.











Floor 0

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

870.34 ft<sup>2</sup>

80.86 m<sup>2</sup>



Floor 1

(1) 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

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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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## Solicitor / Conveyancing Services

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## Miscellaneous items

EPC: C

Council Tax: D

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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