



The Hollow, Bath



214 The Hollow

Bath, BA2 1NG

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.



Miscellaneous items

EPC: C
Council Tax: D
Utilities: All main services
Authority: Bath & North East Somerset
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

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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Independent Mortgage Advice

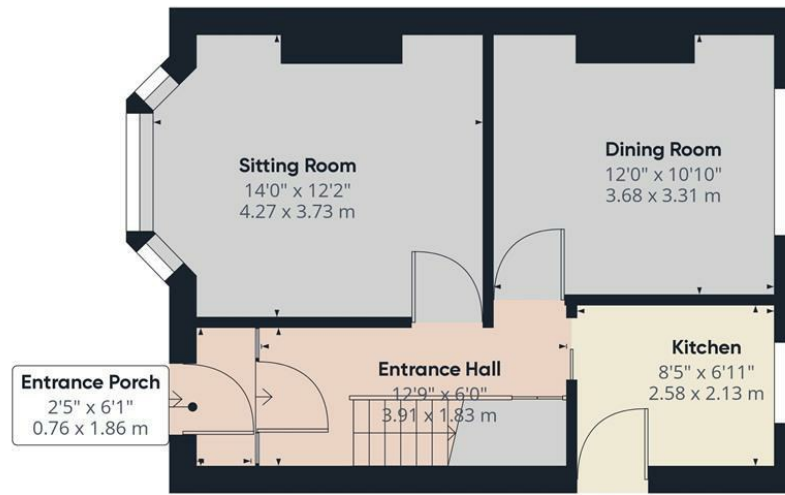
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Floor 0



Floor 1



Approximate total area[®]

870.34 ft²
80.86 m²

(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.

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