



Mount Grove, Bath  
£505,000

Chase   
Buchanan



# 5 Mount Grove

## Bath, BA2 1JS

A Very Well Presented & Extended Three Bedroom Plus Semi-Detached Family Home, Located In A Quiet Residential Cul-De-Sac Close To Local Amenities. The Property Benefits From Flexible Accommodation Over Two Levels With A Large Open Plan Space To The Rear.

- Quiet Cul-De-Sac Location ideal For Families
- Open Plan Family/Dining/Kitchen
- Family Bathroom
- Generous Gardens & Garage At The Rear
- Downstairs Shower Room
- Two Off Street Parking Spaces
- Bay Windowed Sitting Room
- Three Bedrooms (Plus One Interconnecting)
- Gas Heating & Double Glazing



## **The Property**

A very well presented and extended, semi-detached family home located in a quiet residential cul-de-sac of 1950s houses, tucked just off the Englishcombe Lane end of Mount Road. The accommodation comprises of porch, hallway, utility, downstairs shower room, spacious sitting room with bay window, open plan family/dining/kitchen to the rear with double doors opening to the rear garden.

Upstairs are 3 bedrooms (one of which has an interconnected room ideal as a home office and a family bathroom room. The rear garden is a good size and level, currently laid to lawn with mature trees & patio. To the front there is a driveway providing off street parking for two cars, plus driveway leading to the garage with metal up & over door.

## **The Situation**

Mount Grove is a well-established and quiet cul-de-sac tucked off the Englishcombe Lane end of Mount Road. Positioned on the lower slopes of South West Bath within a short drive or bus trip to the Georgian City of Bath as well as Oldfield Park train station.

Connections to the RUH hospital, Bristol & the Market Town of Frome are also excellent. Very close at hand is a fabulous range of local shops, including a Co-operative, Fish Bar, Pharmacy, Butchers and Hardware store. Local schools include Southdown and Oldfield Park Primaries and Hayesfield Secondaries.

## **Entrance Porch**

Double glazed front door.

## **Entrance Hall**

Double glazed side window, built-in cupboard, stairs to first floor, under stair cupboard, laminate flooring.

## **Utility Room**

Double glazed window, plumbing for washing machine, space for appliances.

## **Sitting Room**

Double glazed bay window, built-in cupboard.

## **Family Room**

Large opening leading to Dining/Kitchen and door to downstairs shower room.

## **Open Plan Kitchen/Diner**

Double glazed French doors to outside, vaulted ceiling with Velux roof light, feature radiator.

## **Kitchen Area**

Double glazed window, a range of wall and base units with laminate work tops over, inset one and a half bowl stainless steel sink with mixer tap, space for range cooker, stainless steel cooker hood over, integral fridge/freezer, integral dishwasher.

## **Shower Room**

Double glazed window, walk-in shower enclosure with electric shower over, wall mounted wash hand basin, low level WC, ladder style radiator.

## **First Floor Landing**

Built-in cupboard, access to loft space.

## **Bedroom One**

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

## **Bedroom Two**

Double glazed window to rear, built-in cupboard.

## **Bedroom Three**

Double glazed side window.

## **Interconnecting Room**

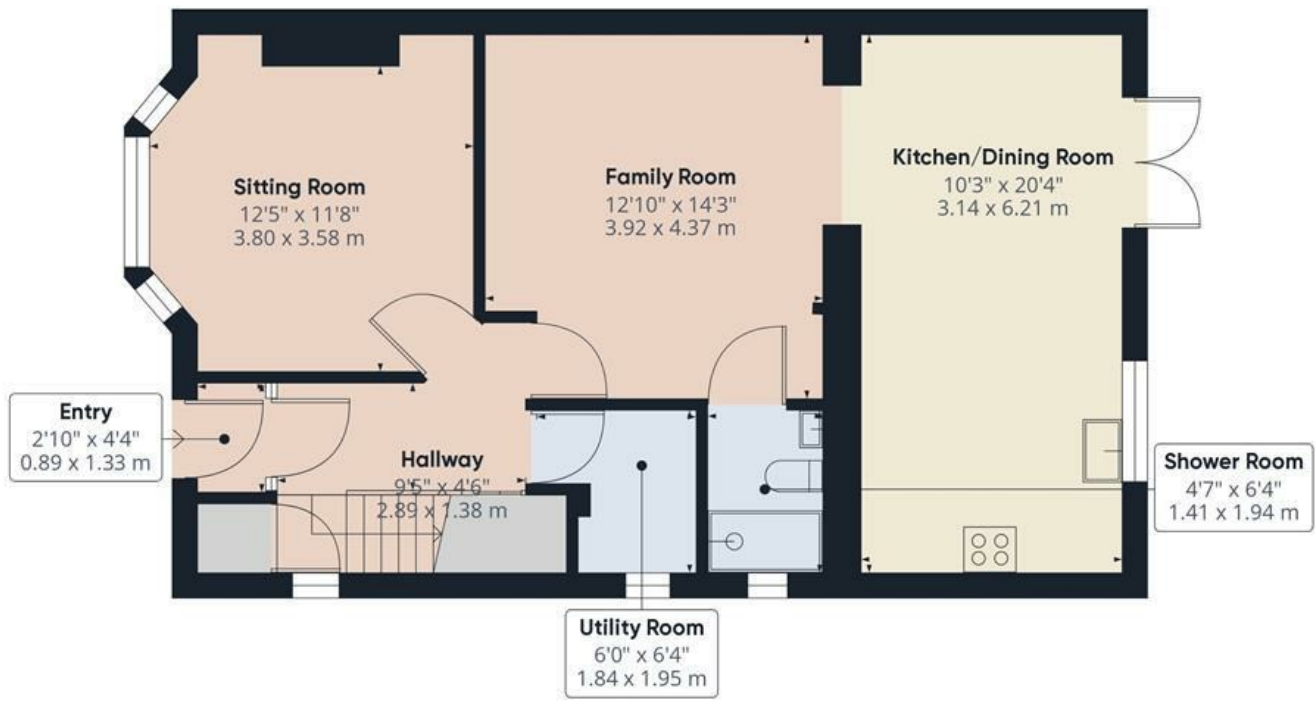
Double glazed window to rear, ideal as a work from home office.

## **Outside**

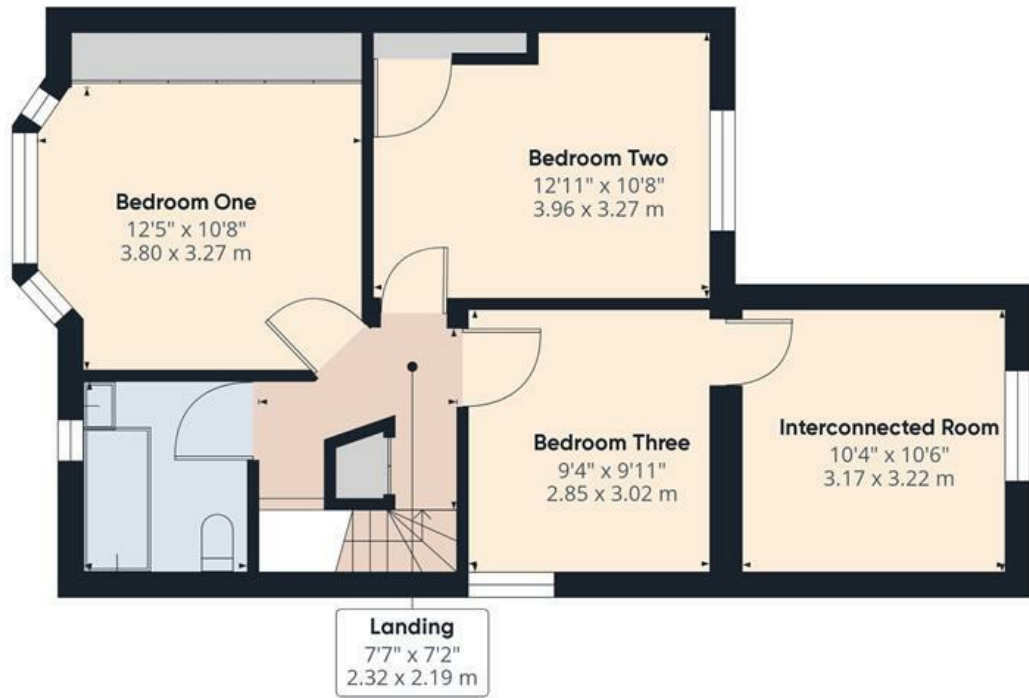
To the front there is a driveway providing off-street parking for two cars, plus driveway to the side leading to the garage with metal up & over door. The rear garden is a good size and level, currently laid to lawn with mature trees & patio.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1311.47 ft<sup>2</sup>  
121.84 m<sup>2</sup>

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](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: 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:

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**