

3 Tynning End, Widecombe, Bath

A completely renovated three-bedroom family home in a popular central Bath location.

Accommodation

Ground Floor Hall | Open plan Kitchen/Dining/ Living Room | Sitting Room | Office | Utility Area | Cloakroom

First Floor 3 Bedrooms | Bathroom

Outside Driveway for 2 cars | Front and Rear Gardens | Outbuilding

Distances

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles, (All distances are approximate)

Situation

Tyning End is a quiet road, just a short stroll uphill from Widcombe high street where there are plenty of amenities such as a social club, pubs, cafés, pharmacy, supermarket, shops and restaurants. Widcombe has an active community and is close to the city centre and Bath Spa train station.

Widcombe has a regular bus service and well-regarded schools are easily reached, including Widcombe (Outstanding by Ofsted May 2025), Moorlands, St John's infant and junior schools, and a range of highly regarded secondary schools.

Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa. There's a high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes) and Bristol Temple Meads (15 mins).



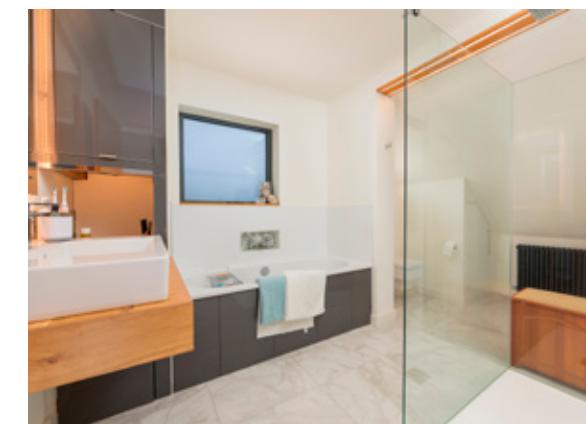
The House

Number 3 Tynning End is an immaculate, newly renovated family home in a quiet tree-lined road in Widcombe. Step inside the front door and the view from the hallway is through to the living space and its expansive windows onto the garden beyond. It creates an impressive entrance, the ceramic tiles of the hall flowing into the generous kitchen/dining/ living area. There's much to note and like here: the german designed 'Hacker' kitchen has white Corian work surfaces. The split level breakfast bar visually screens the kitchen surfaces, from the rest of the room. The integrated oven, microwave, warming drawer & dishwasher are all Siemens as is the electric induction hob. The integrated full height fridge/ freezer is Liebherr. The kitchen also includes an oak wine rack, a variety of glass shelving & glass splash backs. (A utility area is tucked away to the side of the kitchen where there is a door to the rear garden). Oversized windows & two panel sliding doors create a light & large space with ample room for a large dining table as well as armchairs or a sofa. The specifically designed built in wooden shelving links the living area into the adjoining sitting room (the two rooms separated by pocket doors). The unique shelving, the DEFRA approved woodburner, the engineered oak flooring all create a tranquil bright environment along with the designer radiator sitting under the five-bay window.

The shelving, oak flooring & designer radiator can also be found in the office, its east-facing window looking to the front of the house.

The glass panelled staircase leads up to three double sized bedrooms, all with new carpets and two with fitted mirrored wardrobes. The good sized bathroom has Duravit sanitary ware, a Bette bath and a separate shower with Italian wall tiles.

Number 3 Tynning End has been completely rewired with Belgian LED Delta lighting installed. It has been completely replumbed & has new designer radiators. There is also a new central heating boiler and pressurised hot water cylinder. New aluminium windows & specifically designed front & back doors complete the property.





Gardens, Grounds & Outbuildings

At the front, the gently sloping drive has space for two cars. There's an attractive gravelled garden, with raised flower beds with mature planting.

The rear, west-facing garden can be accessed from the side of the driveway, via a gate. Here, there's a wooden outbuilding with power, lighting and glazing on one side. The side access leads to the rear garden with fencing and trellising marking its boundary on all sides and attractive planting in the raised flower beds. There's a good sized lawn and Chestnut decking along the width of the house (allowing access directly from the kitchen/dining room) as well as a smaller decked area in one corner. The west-facing aspect of the gardens is perfect for sunny days and evening sunsets.

There is lighting in the flowerbeds as well as soffit downlighters over the deck.

Directions (Postcode BA2 6AN)

Head north on Queen Square/A4; Turn right to stay on Queen Square/A4; Turn right at the 1st cross street to stay on Queen Square/A4; Continue onto Chapel Row; Continue onto Charles St/A367.

Continue to follow A367; Turn right onto St James's Parade/A367; Continue to follow A367; Turn left onto Broad Quay/Churchill Bridge/A367; At Churchill Bridge Roundabout, take the 1st exit onto Claverton St/A36; Turn right onto Claverton St/Sussex Pl/Widcombe Parade; Continue to follow Sussex Pl; Turn right onto Widcombe Hill; Turn left onto Tynning End. Number three is on the left.

Property information

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Method of Sale: We are advised that the property is Freehold.

Guide Price: £1,150,000

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band E

EPC: D

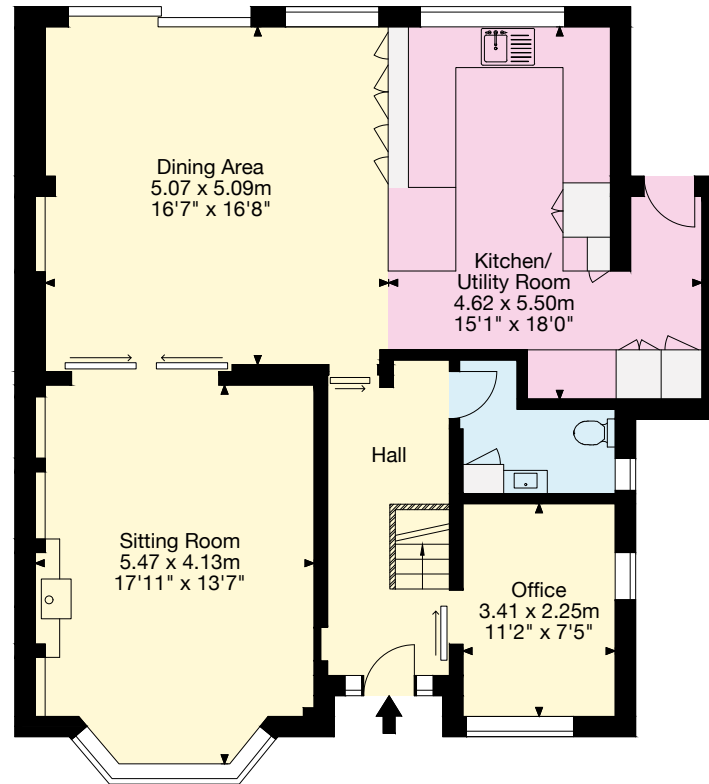
Viewing: Strictly by prior appointment with the Knight Frank, LLP

Main House = 151 sq m / 1,635 sq ft

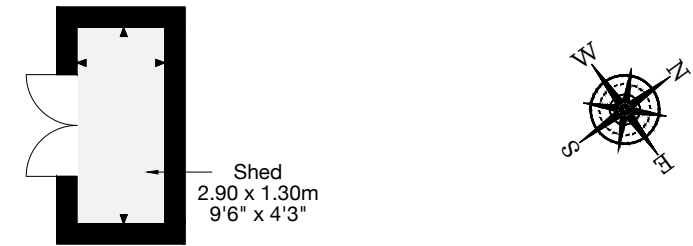
Outbuilding = 3 sq m / 21 sq ft

Total Area = 154 sq m / 1,657 sq ft

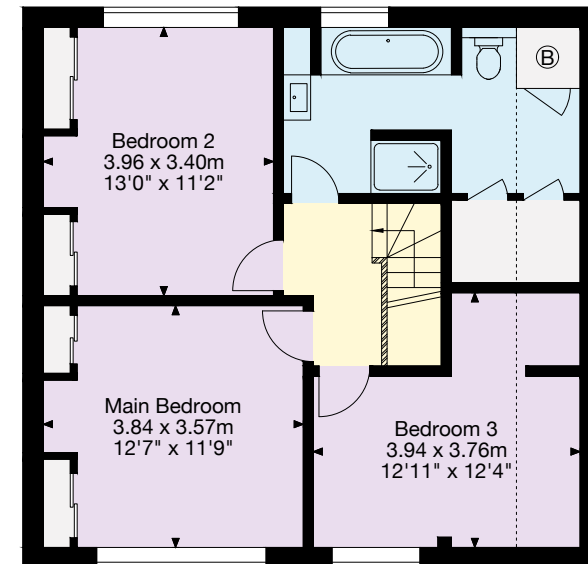
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Outbuilding



First Floor

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [December 2023]. Photographs and videos dated [December 2023].

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