



Quarry Rock Gardens, Bath BA2 6EG

welcome to

Quarry Rock Gardens, Bath

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Quarry Rock Gardens is a wonderful two bedroom park home set at the top of Widcome Hill, in the beautiful City of Bath. The property benefits from a generous reception room, well maintained kitchen and bathrooms and good sized bedrooms. Quarry Rock Gardens is a wonderful community and offers a peaceful retreat but within moment of the Beautiful City Of Bath. Transport into the city is very simple with a regular bus service running from just outside the entrance to Quarry Rock Gardens. There are also regular events taking place at Claverton Down Hall which is a short walk away.

Bath, located in the picturesque county of Somerset in South West England, is a city renowned for its stunning Georgian architecture, Roman heritage, and vibrant cultural scene. Nestled in a valley surrounded by rolling hills and bisected by the River Avon, Bath offers a blend of natural beauty and historical grandeur.

The city's Roman Baths and the iconic Bath Abbey are at the heart of its rich history, while the Royal Crescent and the Circus showcase its elegant Georgian streetscapes. Bath boasts a wide array of amenities, including top-rated schools, boutique shops, gourmet restaurants, and cozy cafes. The city's numerous parks and green spaces, such as Royal Victoria Park and Alexandra Park, provide ample opportunities for outdoor recreation and relaxation. With excellent transport links, including a direct train service to London.

Internal

Kitchen

10' 4" x 9' 6" (3.15m x 2.90m)

Dining Room

9' 10" x 7' 3" (3.00m x 2.21m)

Living Room

19' 4" x 11' 10" (5.89m x 3.61m)

Bedroom One

9' 9" x 9' 6" (2.97m x 2.90m)

Bedroom Two

9' 10" x 6' 10" (3.00m x 2.08m)

Bathroom



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welcome to

Quarry Rock Gardens, Bath

- Two Bedroom Park Home
- Wonderful Local Community
- Regular Local Bus Service into the City
- Generous Main Reception Room
- No Onward Chain
- Monthly Service charge £171
- Pets allowed

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BAT109808 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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