



**Aubrietia Padleigh Hill, Bath BA2 9DW**



**welcome to**

## **Aubrietia Padleigh Hill, Bath**

This magnificent family home with VERSATILE living areas, OPEN-PLAN kitchen/dining, downstairs SHOWER room with WC, separate UTILITY room, three DOUBLE bedrooms, GARDEN room with power, and WC, DRIVEWAY parking, SOLAR PANELS, MASSIVE garden, with mature plants truly has it all.





**Ground Floor**



**First Floor**

## Location

### Lounge

10' 8" x 13' 7" ( 3.25m x 4.14m )

### Dining

9' 8" x 10' 6" ( 2.95m x 3.20m )

### Utility

3' 11" x 5' 11" ( 1.19m x 1.80m )

### Shower Room

3' 11" x 6' 7" ( 1.19m x 2.01m )

### Open Plan Kitchen

18' 8" x 19' ( 5.69m x 5.79m )

### Bedroom 1

13' 1" x 10' 6" ( 3.99m x 3.20m )

### Bedroom 2

10' 10" x 13' 7" ( 3.30m x 4.14m )

### Bedroom 3

9' 2" x 7' 3" ( 2.79m x 2.21m )

### Bathroom

13' 1" x 4' 1" ( 3.99m x 1.24m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Aubrietia Padleigh Hill, Bath

- Beautiful Extended Three Bedroom Detached Home
- Sensational sized garden
- Garden House with WC
- Versatile Living areas
- Separate Utility Room

Tenure: Freehold EPC Rating: F  
Council Tax Band: E

**£850,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BAT108318 - 0007

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