



55 North Road, Combe Down, Bath BA2 5DF

PROFESSIONAL SERVICE
PERSONALLY DELIVERED



55 North Road, Combe Down, Bath

A new development of 3 contemporary 4 bedroom, 4 bathroom eco-build family houses of over 2000 sqft (185 sqm) with off-street parking for 3 cars

- 4 double bedrooms ● 4 Bathrooms ● Open-plan living space ● Underfloor heated throughout
- Eco build ● Air-source heat-pump heating



Description

This development of 3 eco-build town houses had been designed to maximise energy efficiency. Using the latest air-source heat pumps with underfloor heating the houses are thermally efficient inline with the latest government targets.

The ground floor has engineered Oak flooring throughout. It has a spacious layout with a principal sitting room through to a bespoke open-plan kitchen/dining room. The hand-built kitchen will be fitted with high-quality Neff and Bosch integrated appliances and Quartz stone worktops incorporating an island. This room will have a flexible layout allowing for a formal dining area or informal seating area adjacent to the full width opening patio doors. Next to the kitchen is a useful downstairs wet room with a shower and w/c for washing down muddy dogs and boots and providing a fourth facility.

The first floor has plentiful accommodation with 3 double bedrooms (1 en-suite) and a family bathroom. There is the option of built in wardrobes*. The second floor is a master bedroom suite with a generous bedroom, a dressing room and en-suite shower room.

Externally there will be secure enclosed gardens to the rear with the option of a home-office/gym timber outbuilding* if required. Each property has 3 allocated off-street parking spaces with one EV charging point per house.









Situation

55 North Road is opposite the Firs Fields open space and a short walk to the old village of Combe Down with a local Deli, Co-op, Pharmacy and Combe Down primary school. The area is conveniently located for access to the city centre, and Bath Spa station (75 minutes to London Paddington).

Specification

Decoration

- o Light/Neutral paint throughout.
- o Oak doors
- o Neutral carpets to bedrooms/stairs/landings
- o Combination of LED downlighters and pendant lighting throughout
- o Brushed aluminium Switch plates and sockets in kitchen/dinner, white elsewhere
- o Engineers Oak flooring to hallway, living room and kitchen/dining areas

Kitchens

- o Contemporary kitchens in matt navy blue with handle less doors
- o Quartz Stone worktops with undermounted stainless steel sink with mono-block mixer taps
- o Integrated Bosch/Neff Appliances including oven, induction hob, fridge freezer, dishwasher and extractor.

Shower rooms

- o Total of 4 bathrooms
- o All bathrooms tiled with Porcelain tiles in neutral colour to floor/shower/bath areas
- o Family bathroom with bath and shower over
- o 2 en-suites with walk in showers
- o Downstairs wet room.

Bedrooms

- o Large Master with en-suite and walk in dressing room with built in wardrobes
- o Second double bedroom with en-suite
- o 2 further double sized bedrooms
- o Built in wardrobes in all bedrooms*



Description

General

- o Air source heat pump with underfloor heating throughout
- o Wifi connected heating thermostats
- o All rooms networked for internet
- o Off street parking for 3 cars
- o One space with EV charge point per plot
- o Private gardens with rear access and slabbed patio
- o Artificial grass to back of gardens
- o Bicycle parking
- o Power to back of gardens
- o Hot/cold mixer outside tap
- o Bespoke garden office/gym timber building*

*At additional cost, please speak to sales agent

About us

Parmac Developments are a local building and development company with over 30 years of experience. We are a low volume high quality builder that embraces the latest technologies integrating them with tried and tested traditional methods of construction.

The images on the right of this page highlight some of our recent projects constructed in the local area.

General Information

Tenure:	Freehold
Services:	All mains services are connected
Local Authority:	BANES
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



Previous Development

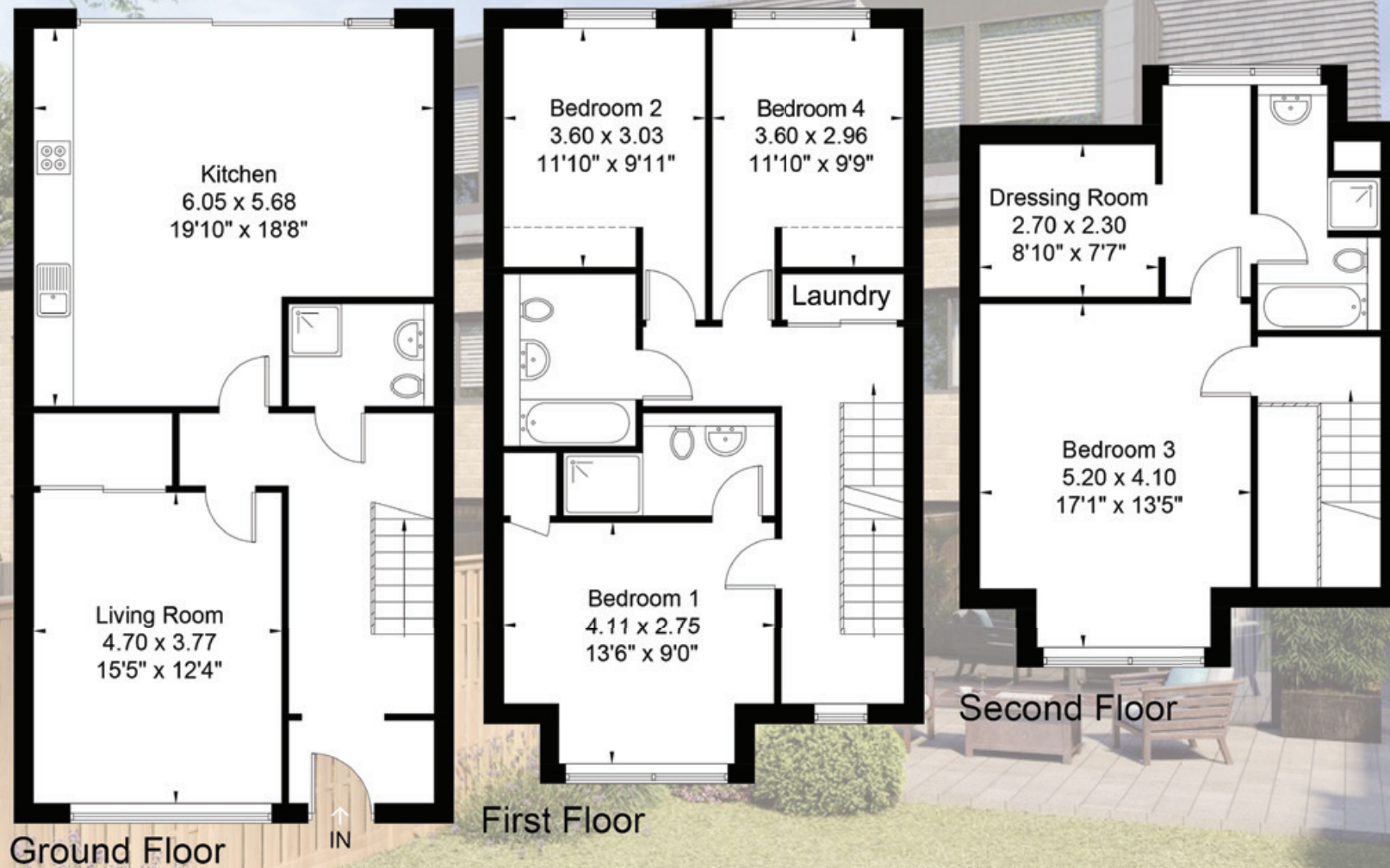


Previous Development



Previous Development

Approximate Gross Internal Area = 186 sq m - 2010 sq ft



Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

01225 463322

10 Fountain Buildings
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: post@stonier-hobbs.com

www.stonier-hobbs.com

STONIER
HOBBS
RESIDENTIAL