



WentWorth  
Estate Agents



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## 30 Entry Hill Park, Bath, BA2 5ND

- Chain Free Family Home
- 1386 Sq Ft Of Accommodation
- Two Reception Rooms
- Kitchen & Utility Room
- Four Double Bedrooms
- Family Bathroom
- Double Garage & Driveway Parking
- Level Gardens
- Desirable Quiet Location
- EPC Rating - F

**Price guide £635,000**

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### Location

30 Entry Hill Park is located in a desirable and peaceful position on the sought after southern slopes of Bath. The property is close to the excellent local amenities on nearby Bear Flat and within easy reach of Combe Down. Bear Flat boasts a range of amenities which includes a local supermarket, delicatessen, gastro pub, dentist and doctors. There is a number of excellent state and independent schools within easy reach which include Beechen Cliff, Hayesfield School in Oldfield Park, Ralph Allen and Monkton Combe, The Paragon and Prior Park College.

The World Heritage City of Bath offers a diverse range of fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city, or by rail from Bath Spa railway station (Approx. 90 mins).

### Internal Description

Once inside there is an entrance hall with stairs leading up to the first floor. In the hallway you will find the cloaks cupboard, large storage cupboard and a cloakroom with wash hand basin and w.c. To the left of the hallway there is a very good size living room with large picture windows which allow light to flood through the space. There is a feature fireplace with electric fire and sufficient space to use this room as both a lounge and dining space if required. There is also a further reception room which could be a home office, snug, playroom etc offering fantastic flexibility of use to suit the buyer. The kitchen has a range of wall and base units with laminate worktops and inset sink unit. There is a built in double oven, microwave oven and electric hob. Off the kitchen the utility room also has wall and base units with a further sink unit. Space for a fridge freezer, tumble dryer and washing machine. A door from here leads out to the side porch, offering access to the front and rear as well as the double garage.

On the first floor you will find a family bathroom and four double bedrooms, two of which have built in wardrobes. The family bathroom has a fully fitted suite, including a panelled bath, pedestal wash hand basin and w.c. A new gas boiler has been installed and the house repainted internally throughout.

### External Description

The property sits in a lovely corner plot with gardens to the front, left hand side and rear. To the right side of the house there is driveway parking for a number of cars leading to a double garage with an electric up and over door. The garage itself benefits from light and power as well as access into the house via the side porch.

The gardens are very pretty, with full, aesthetically positioned flower beds and borders. They are mainly laid to lawn, partially bound by walls and there is also a range of mature trees and hedges situated throughout.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.


### Additional Information

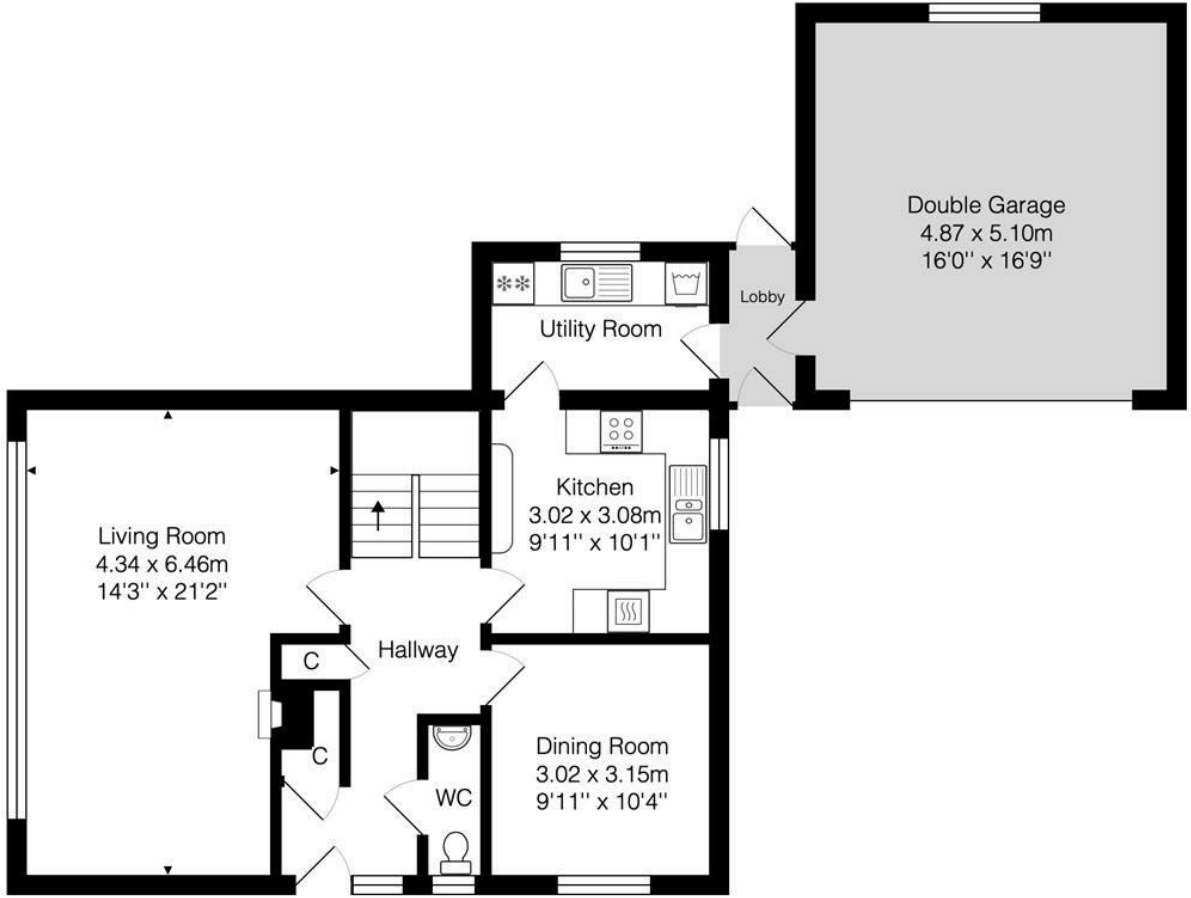
Tenure - Freehold

Council Tax Band - F

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

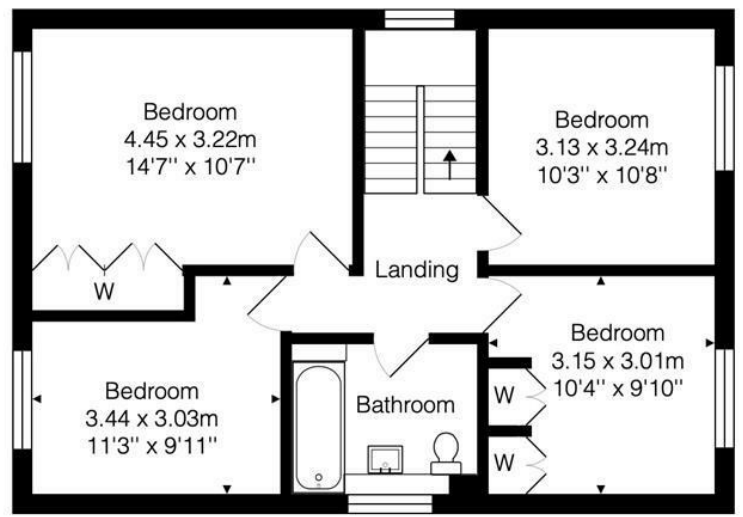
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Ground Floor  
Area: 67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

Total Area: 128.8 m<sup>2</sup> ... 1386 ft<sup>2</sup> (excluding lobby, double garage)



First Floor  
Area: 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness [www.epcassessments.co.uk](http://www.epcassessments.co.uk)





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