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Estate Agents





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## 5 Midford Road, Bath, BA2 5RW

- Handsome Semi-Detached Family Home • Three Double Bedrooms • High Spec Family Bathroom • Bay Fronted Living Room • Kitchen Dining Family Room • Generous Level Garden • Off Street Parking • Garage • EPC Rating - D

Price guide £600,000

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### Location

Midford Road is situated on the fringes of the ever popular village of Combe Down, and sits within easy access of the surrounding villages of Southstoke, Midford and Norton St Philip. The City Centre lies approximately 2.5 miles from the property and can be easily accessed via a local bus route or the Park & Ride facility which lies approximately 1.5 miles away. The City itself affords a range of shopping outlets, restaurants and bars as well as public attractions such as a Royal Victoria Park, Thermae Spa and The Pump Rooms. A number of excellent local primary and secondary schools are all within easy reach making this an ideal property for those with a growing family.

### Internal Description

The property has been extended to the side to provide a good sized hallway with space for storage as well as a useful cloakroom. Stairs then lead up to the first floor accommodation. A bay fronted living room sits to the front of the property. With an abundance of period features including a tiled feature fireplace, picture rails and beautiful sash windows. The room has such a welcoming feel whilst still retaining character. To the rear is the most wonderful kitchen dining family room with floor to ceiling sliding doors looking out over the garden. The perfect social space for entertaining, a large dining table fits seamlessly as well as a lounge area and abundance of storage in the kitchen itself. Consisting of sleek modern wall and base units with plenty of integrated appliances such as a four ring induction hob with extractor over, 'Neff' double ovens, dishwasher and wine fridge. There are also further cupboards within the island as well as additional seating at the bar. Complimenting the room is an ever useful utility providing access to both the front and rear. There is plenty of further storage and plumbing for both a washing machine and tumble dryer.

To the first floor are three double bedrooms and the family bathroom. The master sits to the front, a bright room thanks to two large windows. Bedroom two and three, both doubles overlook the garden. Completing the accommodation is the bathroom. A good sized room benefitting from both a walk in shower as well as a beautiful roll top bath, The shower itself has been fully tiled with modern metro tiles. Sitting alongside a WC, pedestal sink and a chrome towel rail.

### External Description

The property has a very secluded front garden, mainly laid to lawn and bound by mature hedging. There is side access via the utility room to the gardens at the rear. Accessed via the large tri folding doors from the family room or the utility, is the very generous rear garden. A patio provides the perfect spot for entertaining with a well proportioned level lawn. A stone path leads to the bottom of the garden where you will find an abundance of off street parking and a garage accessed via a private lane.

### 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

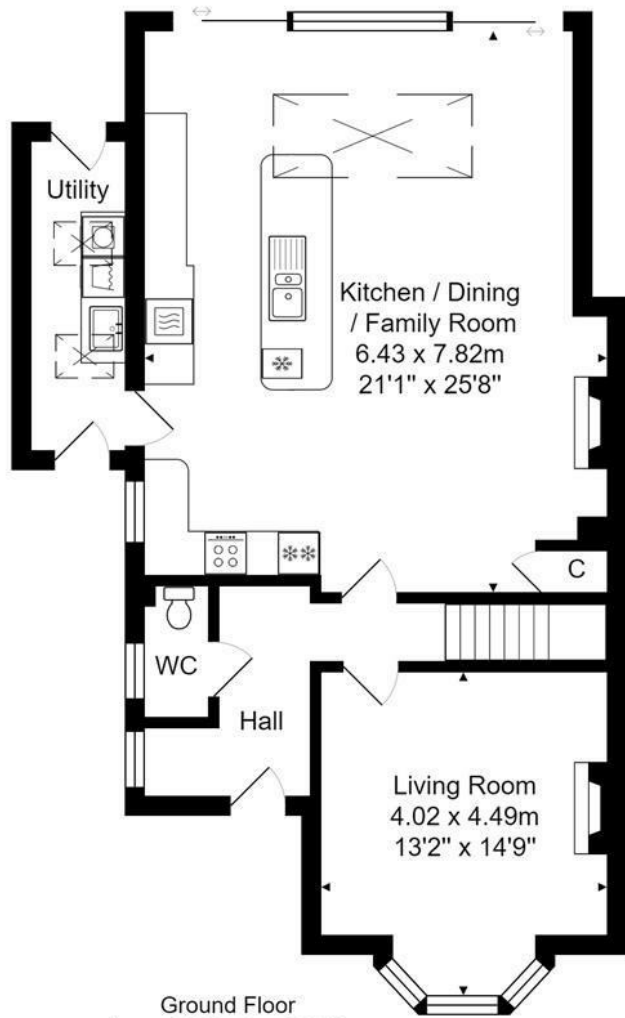
Tenure - Freehold

Council Tax Band - D

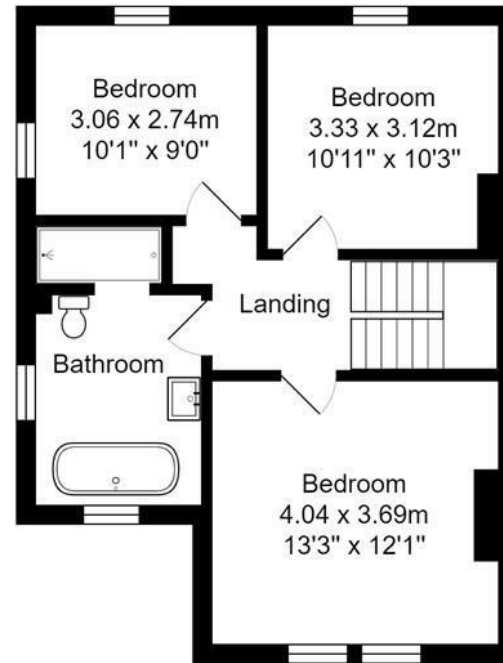
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

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Ground Floor  
Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>



First Floor  
Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>


Total Area: 133.4 m<sup>2</sup> ... 1436 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

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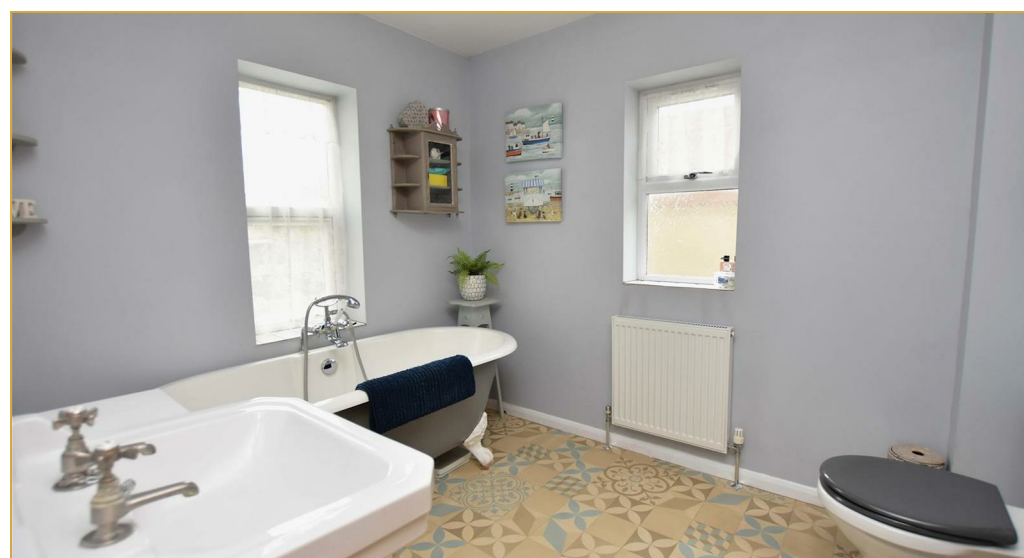
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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

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