



EDWARD HOUSE

WentWorth  
Estate Agents





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## Edward House, 106A North Road, Combe Down, Bath, BA2 5DJ

- Double Fronted Period Family Townhouse • 1374 Sq Ft of Accommodation • Two Reception Rooms • Sleek Kitchen & Utility Room • Cloakroom • Three Double Bedrooms • Family Bathroom • Front Garden With Optional Driveway Parking • EPC Rating - D

Price guide £525,000

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### Location

The property can be found in the desirable area of Combe Down on the southern side of Bath. Combe Down benefits from a thriving community with the doctor's surgery, post office and local village shops all within walking distance. The area is also well blessed with good quality local schools, including Combe Down Primary, Prior Park College and Monkton Combe Junior School as well as being in the catchment for fantastic state schools such as Ralph Allen, Beechen Cliff and Hayesfield. There is a regular bus service into the City Centre and there is easy access to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities. Whilst for those that need to commute, Bath Spa Railway station, (situated in the City centre,) offers a main line into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

### Internal Description

You enter the property into a hallway with stairs leading up to the first floor. The sitting room is off to the right and boasts a period fireplace, bespoke cupboards and shelving as well as a window to the front. The modern kitchen can also be found on the ground floor, this is a sleek with a range of wall and base units along with a central island. There are white work tops with an inset sink unit. You have built in appliances, including a electric oven, microwave oven, induction hob, fridge freezer and plumbing for a dishwasher. Heading through to the dining room you will find a storage cupboard which house the wall mounted gas combination boiler. The dining room is well proportioned for a family table and chairs and has views out to the garden. The ground floor accommodation is completed with the utility room and cloakroom.

On the first floor you will find the first double bedroom and family bathroom, then heading up to the second floor there are two further double bedrooms. All three bedrooms are a great size and all have a feature period fireplace and built in wardrobes. Both bedrooms one and two are dual aspect so are lovely light rooms. The family bathroom comprises of a walk in double shower, roll top bath with mixer taps and shower head, w.c, wash hand basin and bespoke storage.

### External Description

There is a pretty garden to the front of the property which is bound by walls and a five bar gate which provides access if you wish to use the front as driveway parking. The current owner do not and have laid artificial grass to the majority of the space. There is a mature beech hedge as well as a flower bed which boasts a good range of flowers and shrubs.

### 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

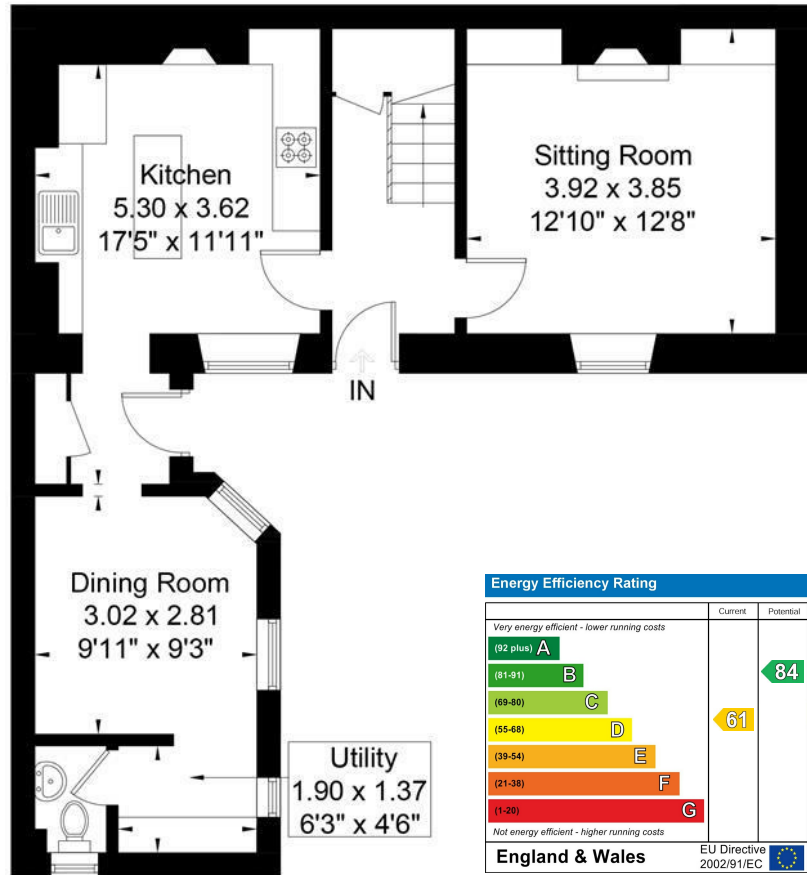
Council Tax Band - E

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

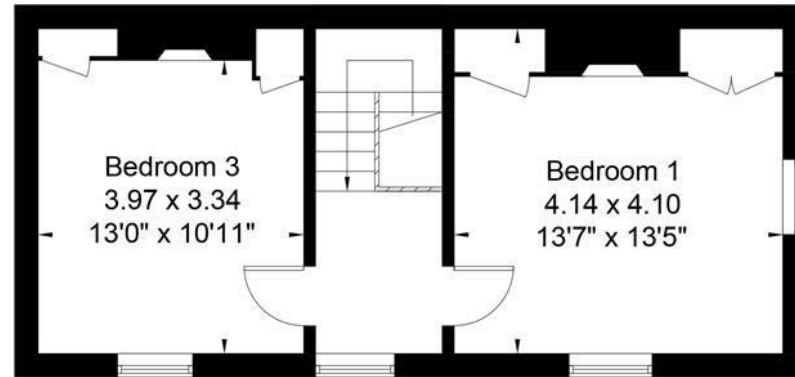
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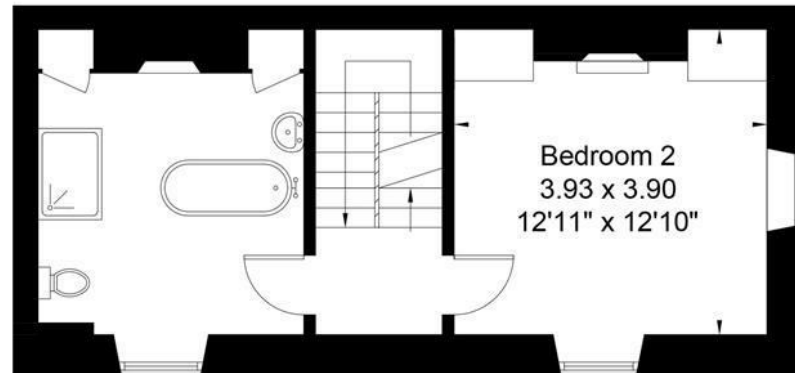
Approximate Gross Internal Area = 127.7 sq m / 1374 sq ft



Ground Floor



Second Floor

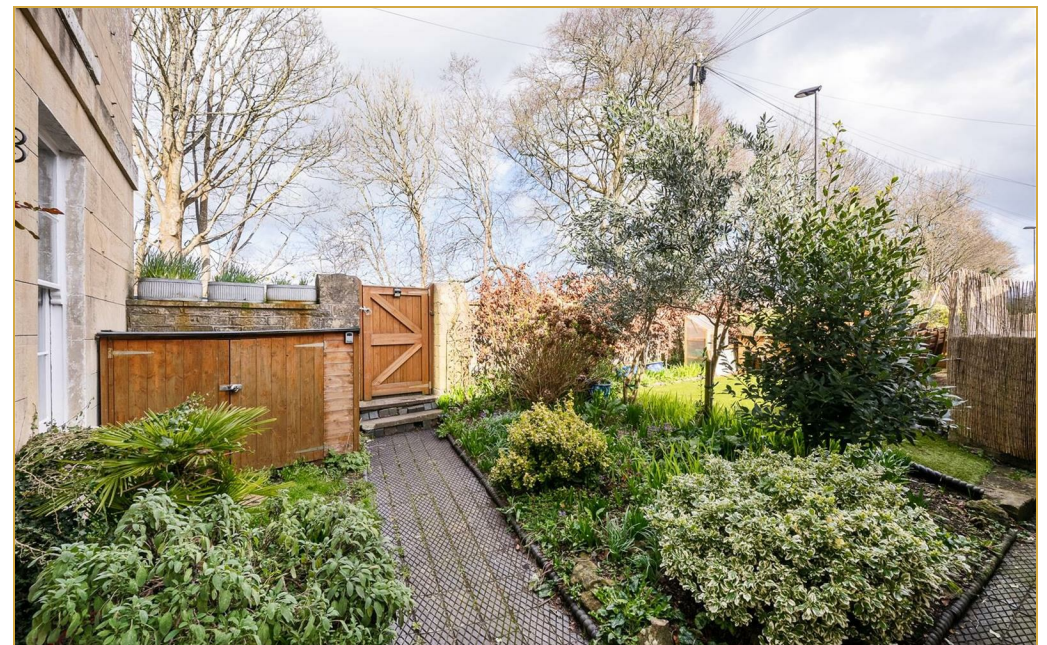


First Floor

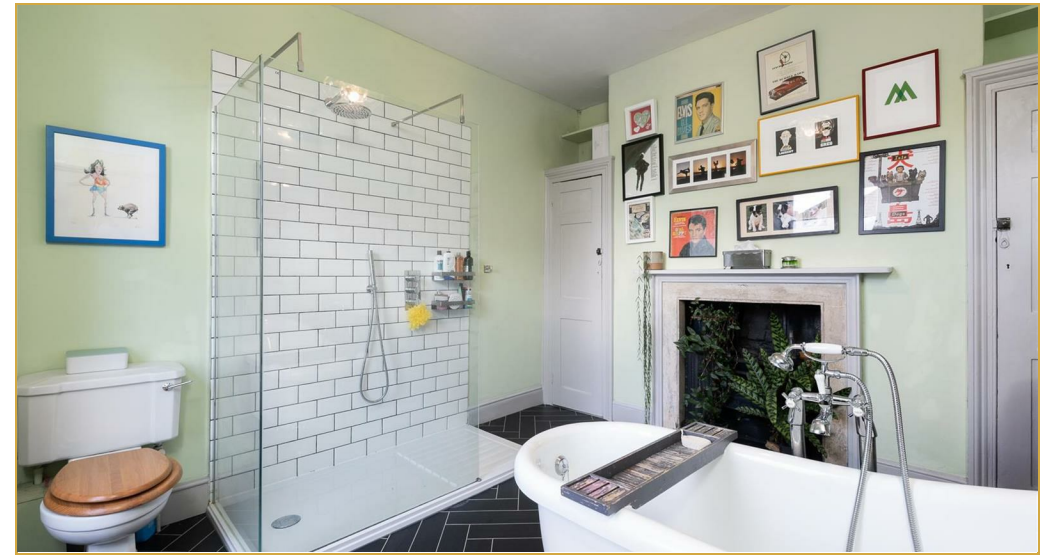
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	84
EU Directive 2002/91/EC			

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024









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