



WentWorth  
Estate Agents



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## 14 The Firs, Combe Down, Bath, BA2 5ED

- Period Family Home
- In Need Of Updating Throughout
- Sought After Village Location
- Three Reception Rooms
- Kitchen
- Cloakroom
- Three Bedrooms & Family Bathroom
- Front & South Facing Rear Gardens + Single Garage In Separate Block
- Level Walk To Amenities
- EPC Rating - E

Price guide £625,000

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### Location

The Firs is a beautiful Edwardian terrace situated in a wonderful, leafy location opposite the park in the heart of Combe Down village. The ever-popular village of Combe Down benefits from a thriving community and excellent amenities including a doctor's surgery, post office and local village shops all within walking distance of the property. There is also the Two Tunnels Greenway nearby, which is a wonderful shared use path for walking and cycling. The area is also well blessed with good quality local schools, including Combe Down Primary, Prior Park College and Monkton Combe Junior School. 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 is approximately 1.8 miles away, (situated in the City centre,) and offers a main line link into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

### Internal Description

Once inside the property there are stairs leading up to the first floor, as well as access to a cloakroom and under stair cupboard. Off to the left is a bay front, open plan living space, with both a lounge and dining area. From the dining area a door leads you into a lean to storage space which also has a door out to the garden. To the rear of the ground floor there is a further reception room which would make a great breakfast room or snug which leads through to the kitchen. This has a range of wall and base units, inset sink unit and cooker point. There is also access to the garden via the kitchen.

Heading up to the first floor you will find three bedrooms and a family bathroom. The principle bedroom is a fantastic size, measuring 15'1"x16'2", has a bay window with views across the park. It also boasts built in wardrobes, which bedroom two also has. The family bathroom has a fully fitted suite comprising of a panelled bath with shower over, w.c and wash hand basin.

### External Description

To the front of the property there is a pretty low maintenance patio garden bound by walls. To the rear of the property there is a west facing level garden bound by walls. The property also benefits from a single garage which can be found in a block off the Avenue.

### 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.

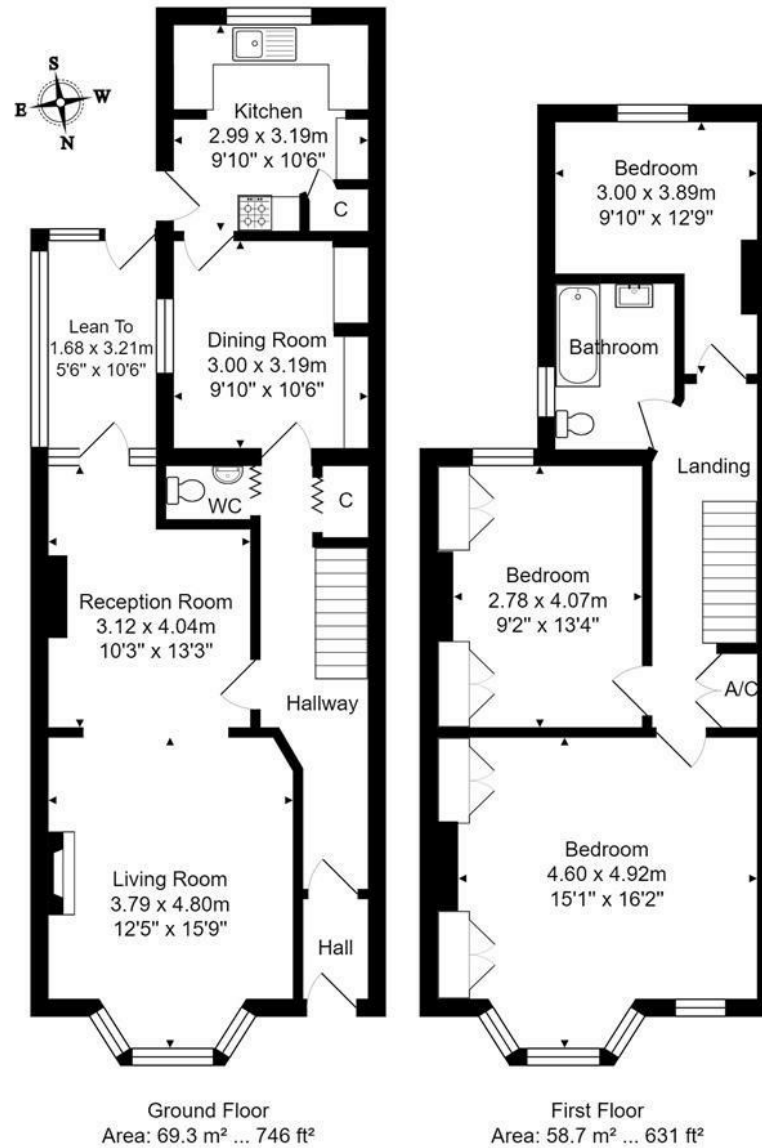
### Additional Information

Tenure - Freehold

Council Tax Band - E

NB: This information has been provided to us by the executor, therefore we have limited information on the property. We would always still advise you to do your own due diligence.

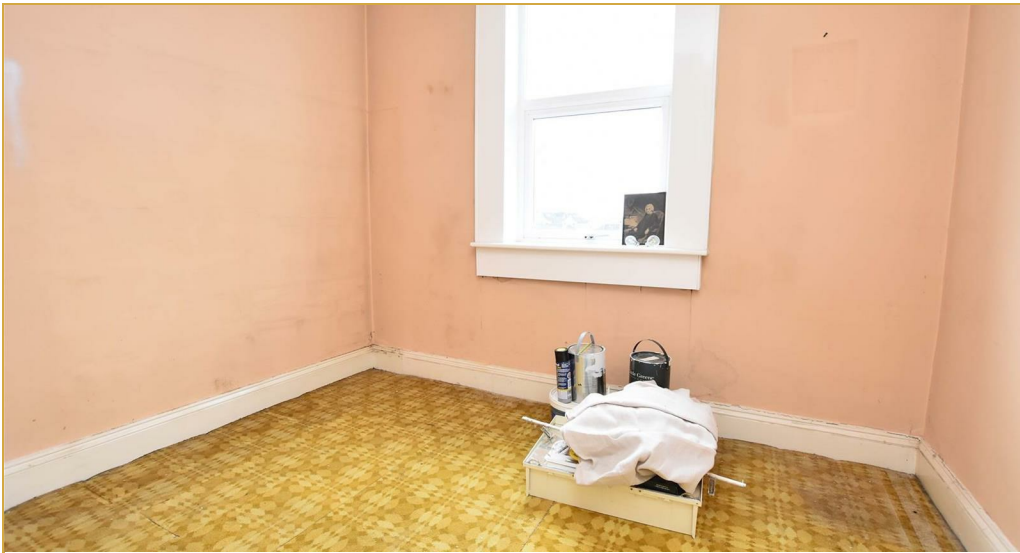
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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