



WentWorth
Estate Agents

14 Quantocks, Bath, BA2 5PF

- Ground Floor Garden Apartment • Living Room • Kitchen • Double Bedroom • Bathroom • Separate Storage/Utility Room • Level Rear Garden • No Onward Chain • EPC Rating - D

Price guide £155,000

Location

Situated on the southern slopes of the city, 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.

The World Heritage City of Bath offers 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 to London Paddington (Approx 90 mins), which is a flat walk from the apartment. There is also a cycle path which forms part of the Kennet and Avon cycle route providing a great route to Bristol.

Internal Description

A communal hallway leads you to the apartments front door. Once inside you will find the living room and kitchen positioned to the front of the property. The living room is a nice size with views out over the front communal gardens. The kitchen benefits from a range of wall and base units with laminate rolled work tops, inset sink unit with mixer taps, space for fridge and cooker point.

To the rear of the apartment is a double bedroom with built in storage and views out to the rear garden. The bathroom boasts a panelled bath with shower over, w.c and wash hand basin.

External Description

Off the communal hallway there is a door leading to the rear. Here you will find a private storage cupboard with plumbing for a washing machine, space for a tumble dryer and further space for a second fridge and freezer if required. The garden can be accessed via a gate. This is level and mainly laid to lawn, with a gravel and low maintenance area ideal for dining. The garden is bound by fencing.

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

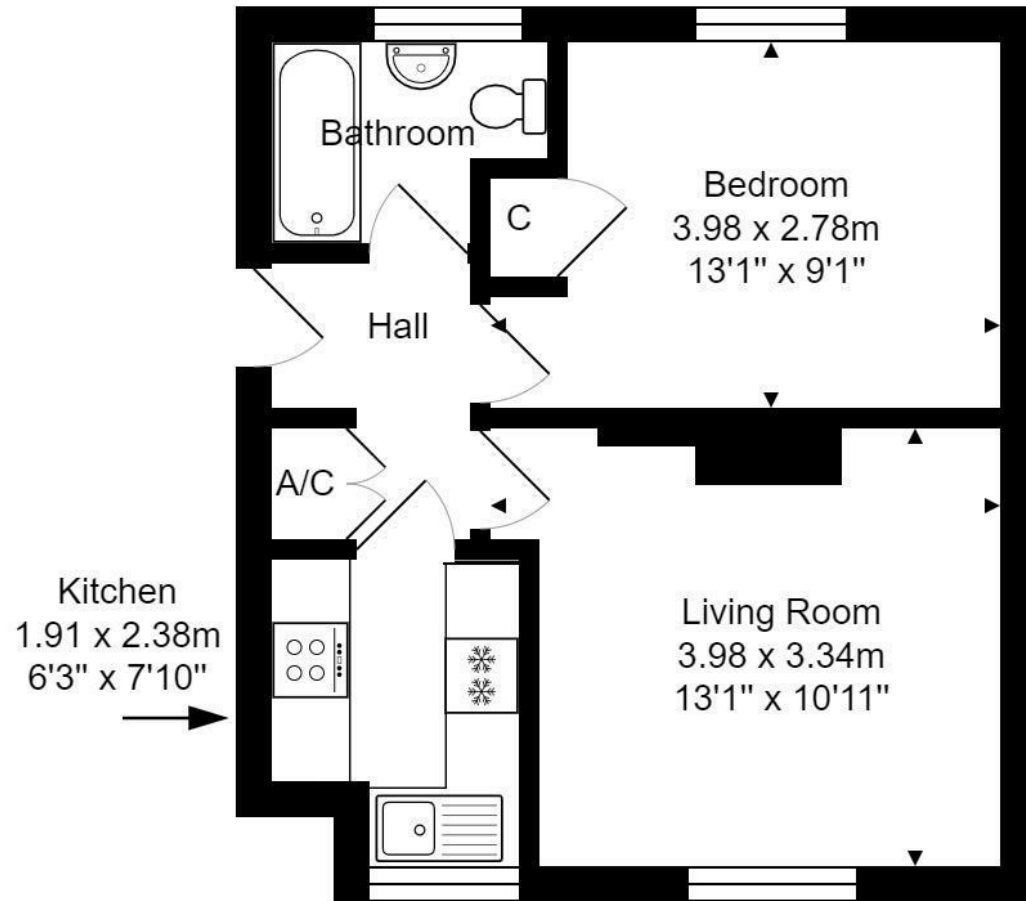
Tenure - LEASEHOLD
Management Company - CURO
Years remaining - 88
Annual Service Charges - TBC
Annual Ground Rent - £10
Council Tax Band - A

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total Area: 35.7 m² ... 385 ft²

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



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