



WentWorth  
Estate Agents



## 639 Wellsway, Bath, BA2 2TY

- Semi Detached Period Home • Three Bedrooms • Large Main Reception Room • Kitchen / Breakfast Room • Utility Room & Down Stairs WC • Spacious Cellar • Enclosed Rear Garden • Driveway Parking • No Onward Chain • EPC Rating - C

**Offers in excess of £500,000**

### Location

This semi-detached family home is located on the Wellsway in Odd Down which is within close proximity to Combe Down and Bear Flat on the southern slopes of Bath. This highly desirable location provides a host of independent and local shopping outlets as well as being well placed for access to the City Centre either on foot or by public transport, thanks to a regular bus service. With wonderful countryside to enjoy close-by, and idyllic walks to Southstoke and Wellow. 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). There are a good selection of local primary and secondary schools within the vicinity, making this a very attractive area of Bath to live in.

### Internal Description

Entering this well-proportioned property, you are greeted with an entrance porch which leads into the hallway. The lounge and dining area are situated on the right hand side of the hallway, both bright and spacious. To the rear you will find the sunroom with patio doors leading out into the garden. The kitchen and breakfast area are to be found at the rear of the property and a useful utility/cloakroom are an added benefit. There is also a cellar, which could be utilised for storage or workroom. To the first floor there are three double bedrooms and a family bathroom.

### External Description

This handsome property is accessed via a driveway, flanked by walling and herbaceous beds. There is a gate leading into the rear garden which enjoys a sunny patio and generous garden, mainly laid to lawn.

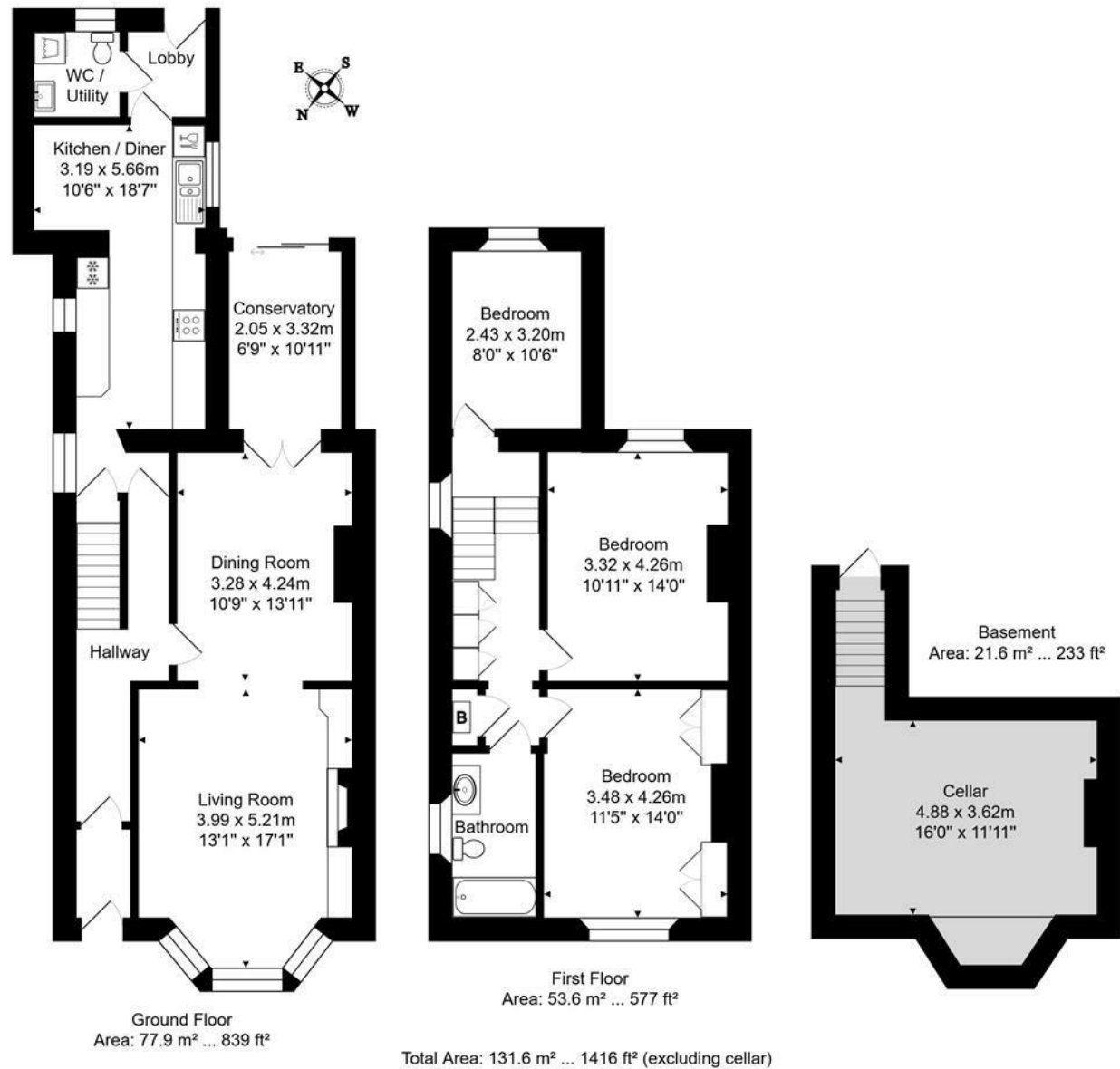
### Agents Note

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  
EPC Rating - C





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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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