



WentWorth  
Estate Agents



# 36 Rosslyn Road, Bath, BA1 3LH

• Semi-Detached Family Home • Two Reception Rooms • Extended Kitchen/Breakfast Room • Cloakroom • Three Bedrooms • Family Bathroom • Driveway Parking & Garaging • Level Front & Rear Gardens • EPC Rating - F • NO ONWARD CHAIN

## Price guide £600,000

### Location

Rosslyn Road is a highly popular residential area of Newbridge, found on the west side of the World Heritage City of Bath. This great location benefits from a host of local amenities in the trendy area of Chelsea Road which is within easy walking distance. Further benefits include a doctor's surgery and chemist on Newbridge Hill, with the Royal United Hospital also within striking distance. There are a host of excellent primary and secondary schools including; Weston All Saints Primary, Newbridge Primary as well as King Edwards, The Royal High and Kingswood to name a few. For those that need to commute, the property has access to the A4 to Bristol and M4 Motorway at junction 18.

### Internal Description

Once inside the property you have an entrance hall with stairs leading up to the first floor. Under the stairs there is a storage cupboard and cloakroom with w.c and wash hand basin. To the right of the hallway there is a well proportioned bay fronted living room with fireplace and picture rail. To the rear of the ground floor there is a further reception room with patio door out to the garden as well as an extended kitchen breakfast room. This boasts a range of wall and base units with laminate work tops, inset sink unit, washing machine and space for a gas cooker. There is also a door out to the garden and space for a table and chairs.

On the first floor you have a light and airy landing which all rooms are accesses from. You will find two double bedrooms, one to the front with bay window and one to the rear with built in wardrobes. The third bedroom is a single and the accommodation is completed

by the family bathroom. This comprises of a panelled bath with shower over, w.c and wash hand basin.

### External Description

To the front of the property you have a level garden mainly laid to lawn bound by fencing and a wall to the front. There is driveway parking for one car leading to a single garage. To the rear there is a level West facing garden. This is again bound by fencing along with a mature hedge and trees. The garden boasts well stocked flower beds and borders as well as a green house and sheds.

### Agents Note

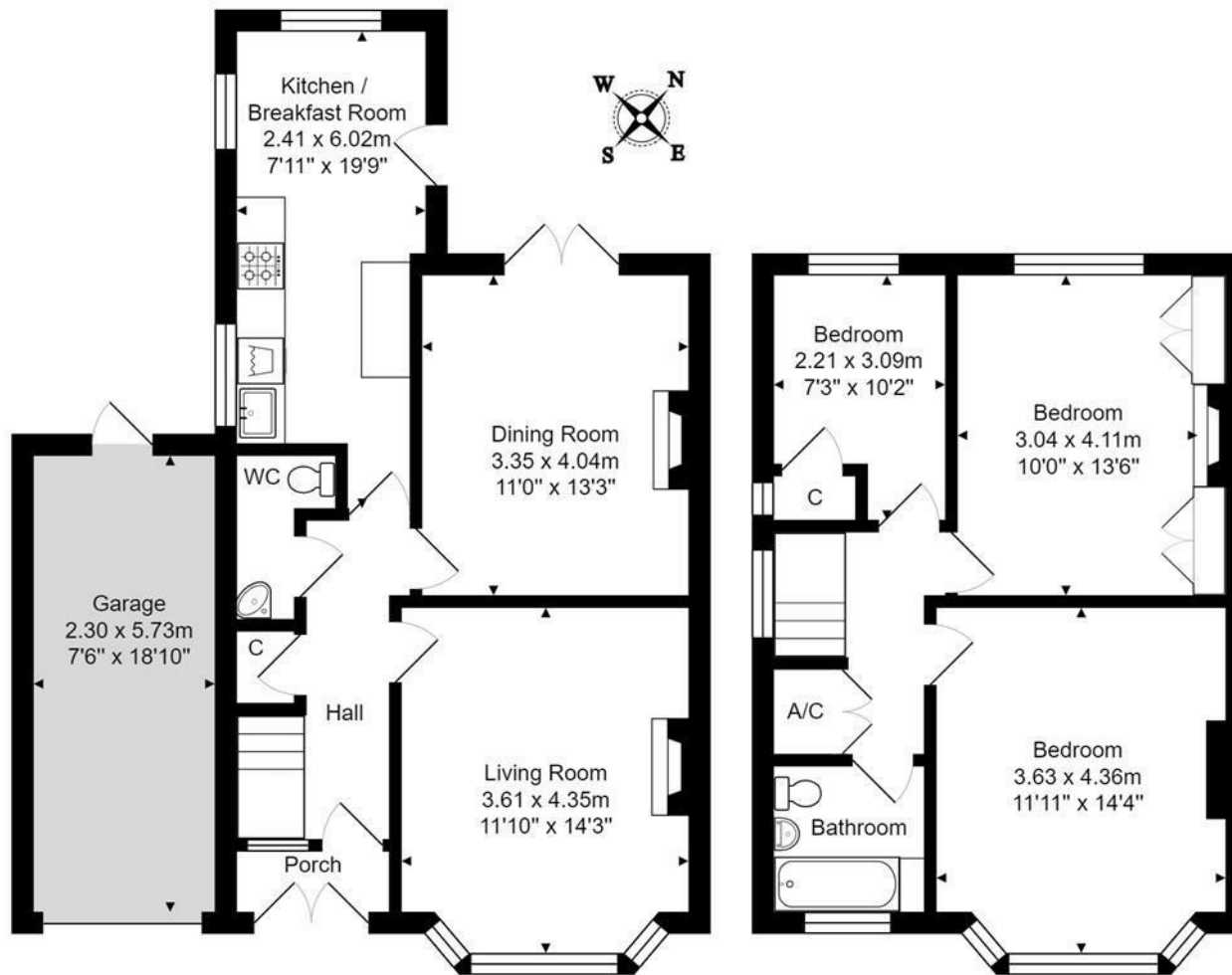
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.





Ground Floor  
Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>

Firs  
Area: 47.1 m<sup>2</sup> ... 507 ft<sup>2</sup>

Total Area: 101.5 m<sup>2</sup> ... 1092 ft<sup>2</sup> (excluding garage)

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)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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