

# whiteley helyar



812 ft<sup>2</sup>



3 bedrooms



shower room,  
e-suite shower &  
downstairs wc



two allocated  
parking spaces

Guide Price                      £500,000

10 Quarrymans Court, Combe Down, Bath, BA2 5HP



A charming modern double fronted house with off street parking for two cars positioned in a highly sought after, quiet and convenient position very close to the various shops and amenities in Combe Down village.

### ACCOMMODATION

entrance porch  
cloakroom  
dual aspect sitting room with doors to garden  
kitchen dining room with doors to the garden

three bedrooms  
en-suite to master bedroom  
family shower room  
double glazing and gas central heating

### EXTERNALLY

To the front of the property are pretty flower bed borders along with a herringbone brick driveway providing space for a large vehicle with additional allocated space nearby.

The private rear garden offers a large area perfect for alfresco dining and entertaining laid to stone chippings with the remainder an extensive and thoughtfully planted rockery providing a delightful verdant backdrop.

### LOCATION

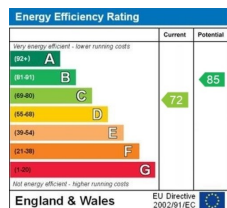
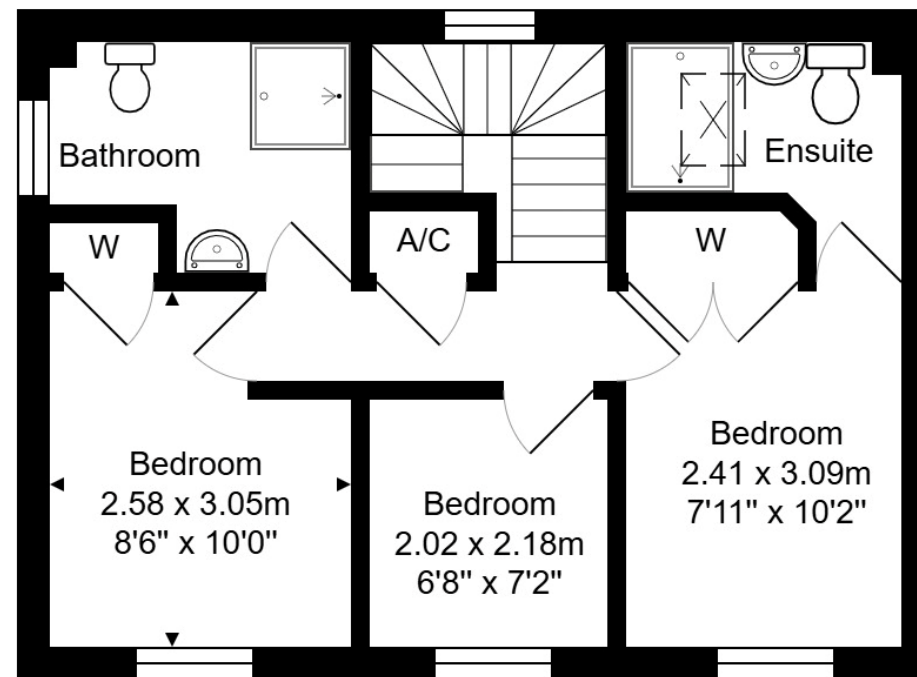
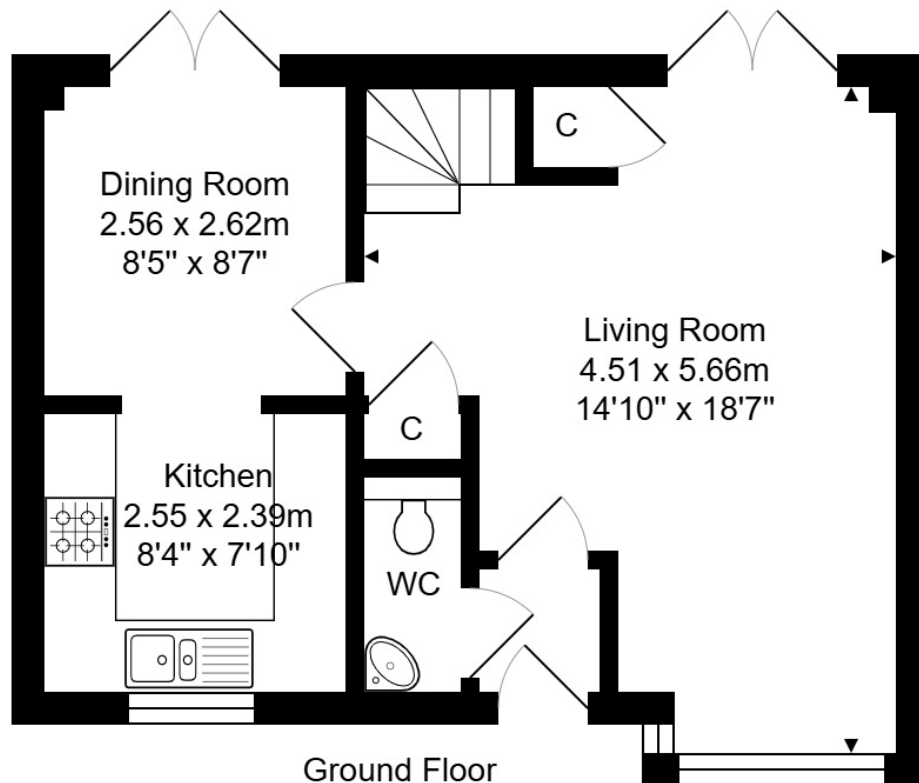
The house occupies a very popular and convenient location in the centre of the historic village of Combe Down. It is close to the extensive range of amenities (including a small supermarket, delicatessen, doctors surgery, bike shop and primary school) and is well served by frequent buses to the the World Heritage City of Bath (less than 2 miles away) and is well placed for open countryside walks.











Total Area: 75.4 m<sup>2</sup> ... 812 ft<sup>2</sup>

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



**Tenure:** Freehold  
**Council tax band:** 'E' £2,575.27  
**Service Charge:** £220 PA

