

# whiteley helyar



*1,070 ft<sup>2</sup>*



*3 bedrooms*



*bathroom  
& W.C.*



*driveway*

Guide Price                      £ 500,000

5 Trinity Road, Bath, BA2 5AB

A stylish and thoughtfully renovated, three double bedroom link semi-detached home on a no-through road in the heart of Combe Down. Packed with 'smart' features including lights, speakers, Quooker tap and Nest controlled underfloor heating with natural stone tiles, the house also benefits from off-street parking for two cars and a southerly facing rear garden.

### ACCOMMODATION

|                                                                           |                                                  |
|---------------------------------------------------------------------------|--------------------------------------------------|
| Entrance hall                                                             | Contemporary kitchen with 'smart' glazed windows |
| Bay fronted sitting room                                                  |                                                  |
| Dining room with marble tiled floor and glazed double doors to the garden | Three double bedrooms                            |
|                                                                           | Modern bathroom and W.C.                         |

### EXTERNALLY

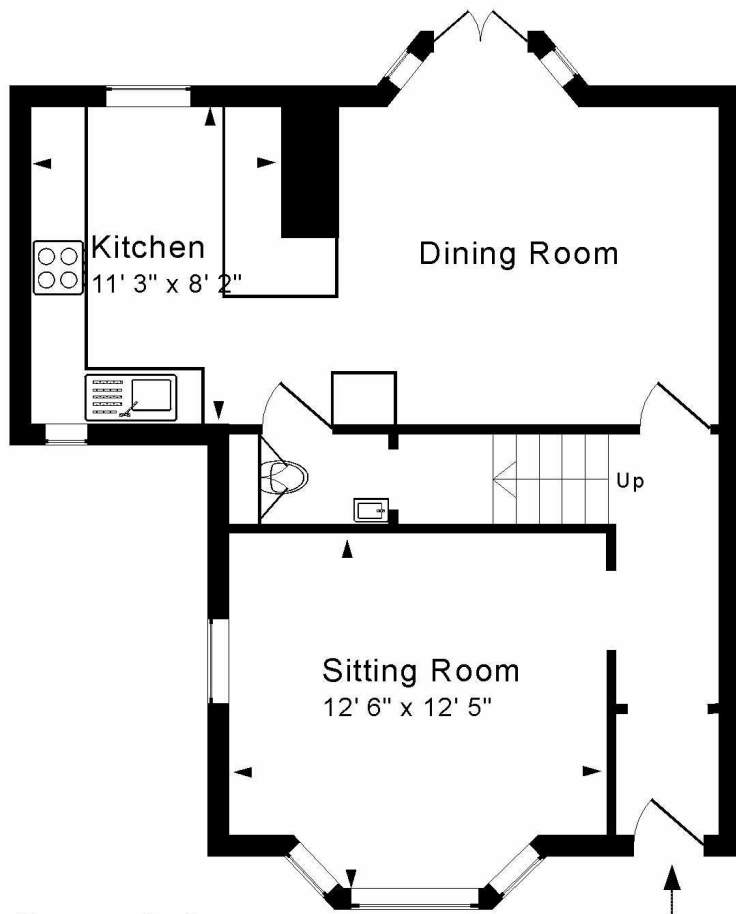
Once through the doors in the bay window of the dining room, you step into a delightful and low maintenance southerly facing garden. A large, paved patio sits directly next to the house, with a gravelled area planted with fruit trees beyond. Fully enclosed, there is also a very useful masonry built shed with tiled roof and racking.

### LOCATION

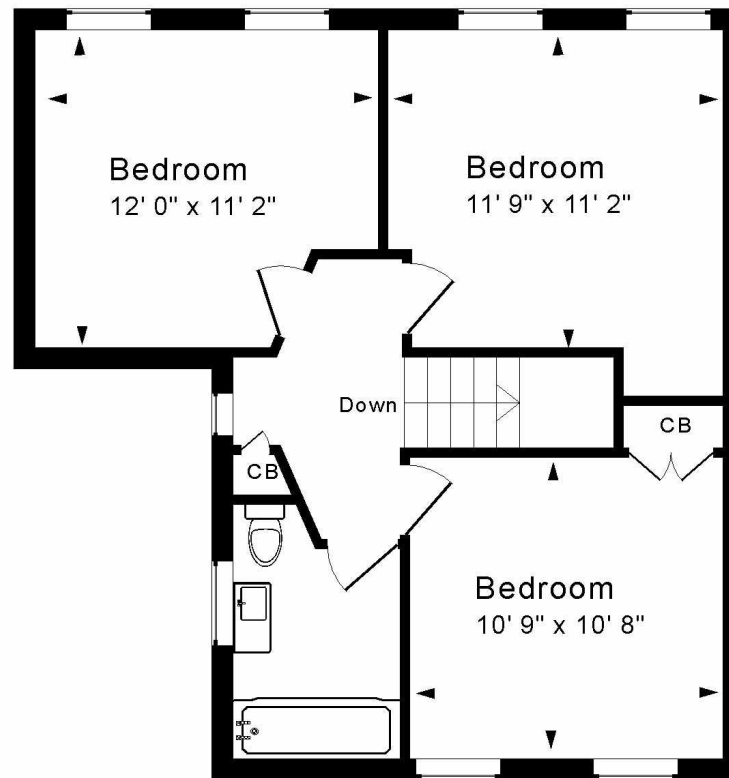
The house occupies a peaceful position in a popular "no through" road near the top of Ralph Allen drive. The Firs Green can be found just a short level stroll away, along with all the local amenities that Combe Down village has to offer. The property is well served by a regular bus service that will take you to the city centre just under 2½ miles away. The house benefits from being within easy reach of Combe Down Primary and Ralph Allen Schools, as well as the University of Bath.







Ground Floor



First Floor



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

Approx. Gross Internal Floor Area 1,070 Sq. Ft. / 100 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number:172-0823  
 5 Trinity Road, Combe Down, Bath, BA2 5AB.

**Tenure: Freehold**  
**Council Tax Band: 'C' £1,968.48**

