

whiteley helyar



3,155 ft²



6 bedrooms



2 bathrooms



*driveway
parking for
several cars*

Guide Price £1,000,000

56 Combe Park, Bath, BA1 3NH

An imposing six double bedroom, three reception room Edwardian semi-detached home with westerly rear garden, driveway parking for several cars and no onward chain. Having been a shared house for many years, the building now needs some updating, but many period features remain, and this represents a rare opportunity to create a spacious, modern family home in a very sought after spot.

ACCOMMODATION

Entrance lobby opening to spacious hallway
Two square bay fronted reception rooms with feature fireplaces
Further reception room with fireplace
Two kitchens
Utility room with access to the garden
Six double bedrooms

EXTERNALLY

To the front of the property, a large tarmac driveway allows off-street parking for several vehicles, whilst a narrow drive leads past the house to a single detached garage. The rear enclosed garden is westerly facing and predominantly laid to lawn, with various shrubs and trees providing some shelter from that afternoon & evening sun.

LOCATION

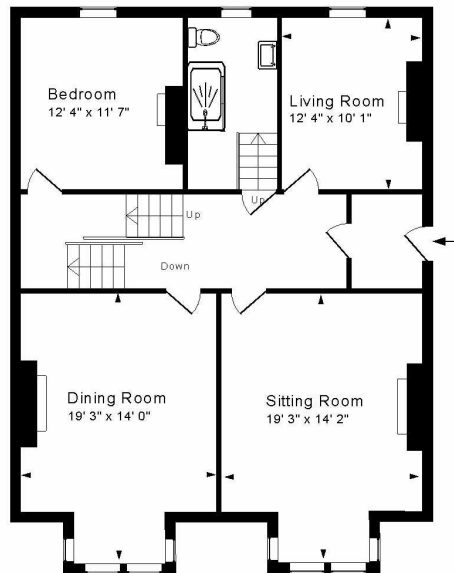
Combe Park occupies a very handy position, just a short walk from the many shops and amenities both in Chelsea Road and Weston Village, whilst some excellent schools (Oldfield, WASPS, St Marys and Newbridge) are all close by - as is the Royal United Hospital. The house is well served by buses into the city centre (just 1½ miles away); wonderful walks up Kelston Roundhill and along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross the city centre.



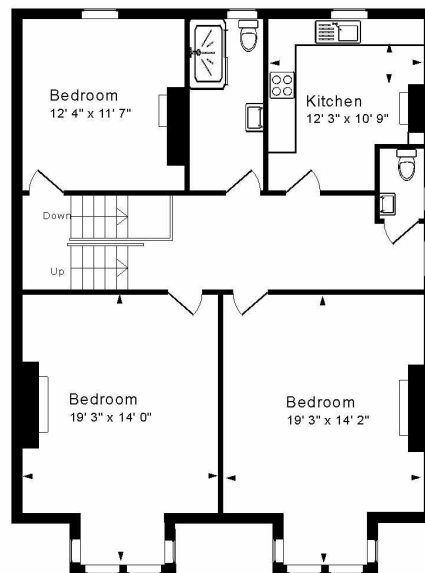




Ground and Basement

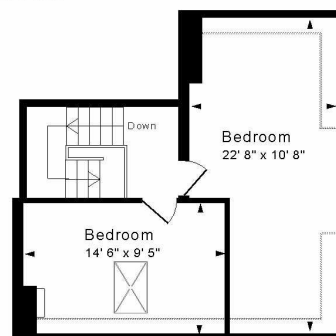


Ground Floor



First Floor

Tenure: Freehold
Council Tax Band: 'G' - £3,690.90



Second Floor

Approx. Gross Internal Floor Area 3,155 Sq. Ft. / 293 Sq. M
 Includes Basement Storage. Excludes Garage
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 Drawing Number: 172-0837
 56 Combe Park, Bath, BA1 3NH.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

