

whiteley helyar



2,135 ft²



5/6 bedrooms



*3 bath/shower
rooms & W.C.*



*driveway
parking*

Guide Price £850,000

79 Cedric Road, Bath, BA1 3PE

An extended five/six bedroom semi-detached home on this sought after residential road, with level westerly garden, driveway parking and no onward chain. An existing extension provides a wonderful dining room with bi-fold doors out to the garden, whereas the new addition adds a boot room, utility room, office/bedroom (again with bi-fold doors to the garden) and downstairs shower room. With a converted loft as well, this really is a wonderfully spacious family home, beautifully presented.

ACCOMMODATION

Entrance hall with W.C.

Sitting room with mullioned window & fireplace, opening to:

Family room which in turn opens to:

Kitchen/dining room with impressive bi-fold doors to the garden

Boot room, utility and walk-in larder

Office/bedroom with bi-fold doors to the garden

Five further bedrooms

Family bathroom, and ground floor shower room

EXTERNALLY

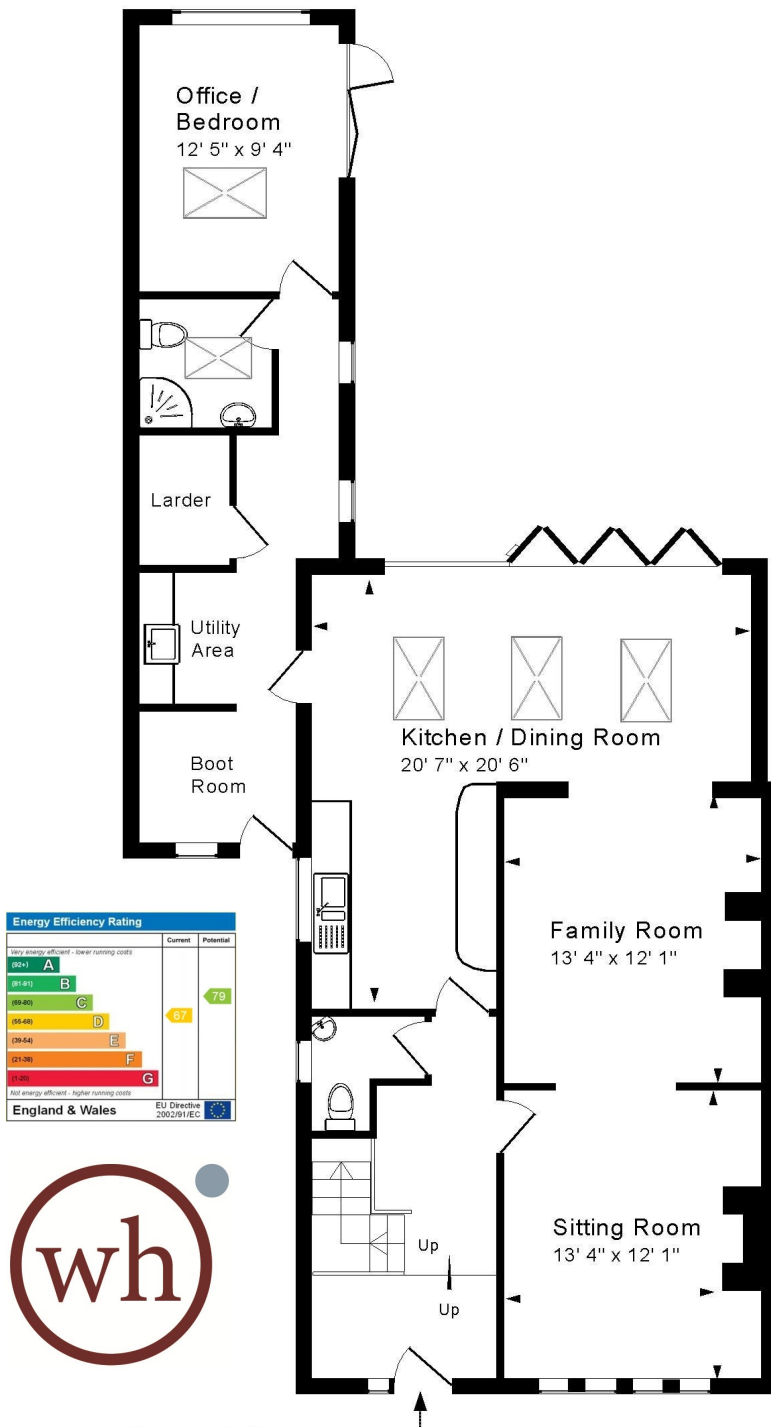
To the front of the house, the tarmac driveway comfortably accommodates three cars, and is screened by mature shrubs. From the back of the house, both sets of bi-fold doors open to the patio area, which provides the perfect place to enjoy that afternoon & evening sunshine. The remainder of the enclosed garden is laid to lawn, with a planted border running along one side and a further patio adjacent to the rear wall.

LOCATION

Cedric Road is a 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 Bath.



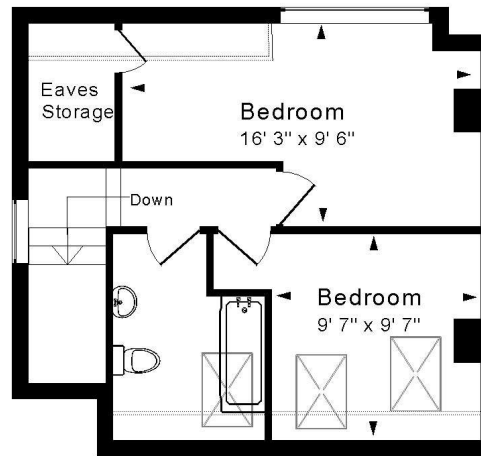




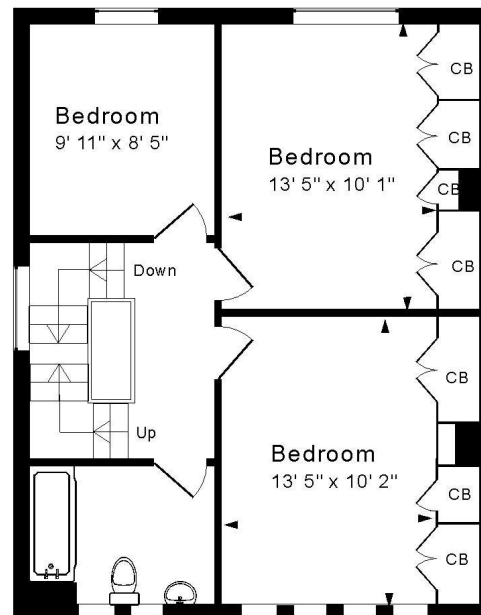
Ground Floor

Approx. Gross Internal Floor Area 2,135 Sq. Ft. / 198 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Tenure: Freehold
Council Tax Band: 'F' - £3,198.78



Second Floor



First Floor

