



 **Home**  
ESTATE AGENTS of BATH

**£419,000**

Energy Efficiency Rating: TBC

## The Hollow, Bath, BA2 1LY.

An excellent opportunity has arisen to purchase this superb stone built three bedroom semi detached property situated in a highly sought after location and believed to date from the 1930s. The benefits include an abundance of historic character, new double glazing and a spectacular garden studio. Early viewings are strongly advised, please call 01225 463006 to arrange a viewing.





An excellent opportunity has arisen to purchase this superb stone built three bedroom semi detached property situated in a highly sought after location and believed to date from the 1930s. The benefits include an abundance of historic character, new double glazing and a spectacular garden studio. The property briefly comprises an entrance hall, lounge, kitchen/dining room, cloakroom, useful porch, well proportioned landing, three bedrooms and a bathroom. Externally there is a good sized driveway and landscaping to the front. To the rear, the west facing garden is laid mainly to lawn with patio areas and a garden shed. There is a very substantial studio in the garden, currently used as an office with fibre optic connection. The property is particularly well located for the shops and cafés of Moorland Road as well as a selection of good local schools. The Linear Park Cycle Path is in very close proximity as well as various new gyms and Bath City Farm is also nearby. There is very good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.

**Entrance Lobby:**

Door to front aspect, UPVC double glazed window to side aspect, ornamental floor tiles.

**Entrance Hall:**

Part glazed door to front aspect, window over, radiator, built in cupboard containing fuse box and electric meter.

**Cloakroom:**

UPVC double glazed window to side aspect, wash basin within vanity unit, shelf feature, WC, fully tiled walls, floor tiles.

**Lounge: 4.29m x 4.10m**

UPVC double glazed window to front aspect, radiator, period style fireplace surround, built in shelving and cupboards, built in understairs cupboard containing gas meter.

**Kitchen/Dining Room: 4.89m x 5.60m**

Tri fold double glazed patio doors to rear aspect, 2x Velux windows, 2x radiators, range of base and wall mounted units, 1½ bowl composite sink drainer with mixer tap, wooden work top, electric hob, double cooker, microwave, integrated cooker hood, dishwasher, subway style tiled splashbacks. Built in laundry cupboard containing plumbing for washing machine and Worcester gas boiler. Access to west facing garden with spectacular views towards Beckford's Tower.

**First Floor Landing:**

UPVC double glazed window to side aspect, period style banister, loft access, ornamental doors to all rooms.

**Bedroom: 3.02m x 3.43m**

UPVC double glazed window to front aspect, radiator, period style fireplace surround, built in cupboards, picture rail spectacular panoramic views.

**Bedroom: 3.09m x 3.35m**

UPVC double glazed window to rear aspect, radiator, built in cupboards, west facing garden aspect, spectacular panoramic views.

**Bedroom: 2.11m x 2.19m**

UPVC double glazed window to rear aspect, radiator, built in cupboard, west facing garden aspect, spectacular panoramic views.

**Bathroom:**

UPVC double glazed window to front aspect, wash basin within vanity unit, bath with Mira shower over, WC, heated towel rail, ornamental mosaic tiling, fully tiled walls.

**Parking:**

Large private driveway.

**Front Garden:**

Low maintenance garden laid mainly to landscaping.

**Rear Garden:**

Laid mainly to lawn and patio, ornamental flower beds and shrubs, pedestrian side access, outdoor tap, outdoor electric socket, garden shed.

**Garden Studio: 4.96m x 2.99m**

Double glazed patio doors to front aspect, double glazed window to front aspect, double glazed window to side aspect, fibre optic connection. Laminate flooring, pleasant garden aspect, views towards Bloomfield Crescent.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

[www.ahea.co.uk](http://www.ahea.co.uk)



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Call now, visit us in  
branch or go online to  
book your viewing.

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GROUND FLOOR

1ST FLOOR



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 for illustrative purposes only and should be used as such by any

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