



£425,000

Energy Efficiency Rating: C

Teddington Close, Bath, BA2 1HT.

A rare opportunity has arisen to purchase this stunning end terrace three bedroomed property in a highly sought after cul de sac location. The benefits includes a luxury appointed kitchen, gas heating, double glazing, secluded gardens, spectacular views and a good sized driveway. An early viewing is advised. Please call 01225 463006 to arrange an internal inspection.



A rare opportunity has arisen to purchase this stunning end terrace three bed roomed property set in a highly sought after cul de sac location. The benefits include gas heating, double glazing, secluded garden, spectacular views and a good sized driveway. The property briefly comprises an entrance hall, well proportioned lounge, kitchen/dining room, cloakroom, utility room, three bedrooms and a bathroom. Externally, there is a low maintenance garden laid to the front as well as off road parking. The rear garden is laid to lawn and patio. This immaculate property has been maintained and upgraded to a high standard by the current owners. The cul de sac is particularly well located for the shops and cafés of Moorland Road. There is an abundance of good schools in the area. There are various gyms in close proximity as well as the Linear Park Cycle Path. The Oldfield Park train station is also quite nearby. The property offers very good access to the city centre, the universities and Bristol beyond. Early viewing advised.

Entrance Porch:

Open sided covered porch.

Entrance Hall:

UPVC part double glazed door to front aspect, radiator, stairs rising to first floor landing.

Cloakroom:

Radiator, wash basin, Dado rail, WC.

Lounge: 6.07m MAX x 3.49m MAX

UPVC double glazed patio doors to rear aspect, UPVC double glazed window to rear aspect, radiator, pleasant garden aspect, spectacular views.

Kitchen/Dining Room: 4.89m MAX x 3.63m MAX

2x UPVC double glazed window to front aspect, radiator, range of base and wall mounted units, 1½ bowl composite sink drainer unit with mixer tap, integrated electric hob, electric cooker, integrated cooker hood, dishwasher, wine storage rack, professionally installed pull out storage, splashbacks,

built in shelving, pleasant south facing aspect towards front garden.

Utility Room: 2.33m x 1.26m

UPVC double glazed window to side aspect, built in units, cupboard containing gas boiler, plumbing for washing machine.

First Floor Landing:

Radiator, loft access, built in wardrobe containing immersion tank, panelled doors to all rooms.

Bedroom: 3.72m x 3.53m

UPVC double glazed window to rear access, radiator, built in wardrobe, spectacular panoramic views.

Bedroom: 3.75m MAX x 3.45m MAX

UPVC double glazed window to front aspect, radiator, built in wardrobe, pleasant south facing aspect.

Bedroom: 2.57m x 2.19m

UPVC double glazed window to front aspect, radiator, built

in wardrobe, south facing aspect.

Bathroom:

UPVC double glazed window to rear aspect, wash basin, panelled bath with shower over, WC, heated towel rail, tiled splashback, wall tiles.

Parking:

Good sized private driveway adjacent to the front garden.

Front Garden:

Low maintenance landscaped south facing garden.

Rear Garden:

Laid mainly to lawn with patio area, side pedestrian access, spectacular views towards northern slopes and Sion Hill.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

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17 Teddington Close
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BA2 1HT

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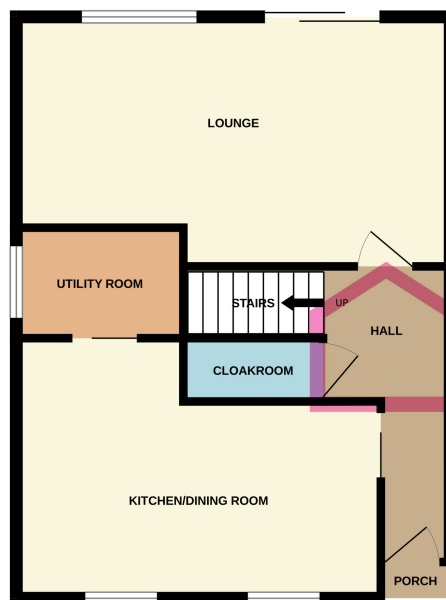
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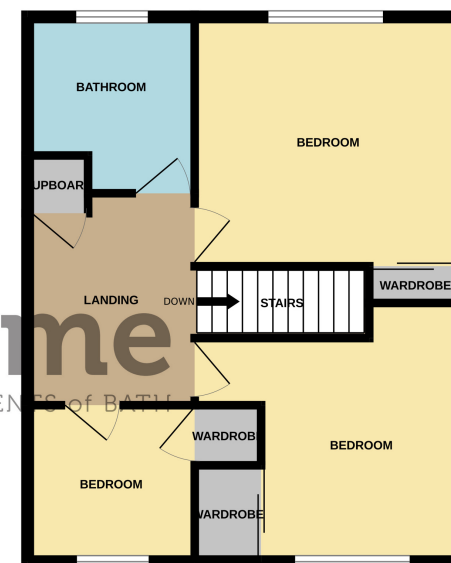
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GROUND FLOOR



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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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