



2 Whitehill Cottages Shoscombe, BA2 8LX

Offers Over £350,000

Nestled in the charming village of Shoscombe, on the outskirts of the historic city of Bath, this delightful mid-terrace cottage presents an excellent opportunity for those seeking a blend of rural tranquillity and convenient access to urban amenities. The property boasts three well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it an ideal home for families.

Character abounds in this cottage, with exposed wooden beams adding to its rustic charm. The property benefits from uPVC double glazing and electric central heating, ensuring a warm and inviting atmosphere throughout the year. Off-street parking for two vehicles is a valuable feature, providing ease and convenience for residents and guests alike. The private enclosed rear garden, complete with a patio area, offers a perfect space for outdoor relaxation and entertaining, surrounded by the beauty of the countryside. Shoscombe itself is a picturesque village, approximately seven miles south of Bath, known for its peaceful environment and community spirit. Local amenities include Shoscombe Primary School and the welcoming Apple Tree Inn, catering to the needs of residents.

For those who enjoy outdoor pursuits, the area is rich in opportunities for walking, cycling, and exploring the stunning landscapes that define this part of Somerset. Nearby, the sought-after village of Wellow offers

Entrance via front door into

Kitchen

12'1" x 8'4" (3.7 x 2.56)



uPVC double glazed window to front aspect, cottage style kitchen comprising mainly wall units with glass fronted display units, wooden countertops with shelving beneath, deep Belfast style sink with mixer taps over, tiled splash backs, under unit lighting, electric AEG oven with hob over, space for freestanding fridge freezer, space for further white goods including full sized dishwasher and separate fridge, exposed wooden beams, natural Travertine tiled flooring, double radiator, door to open plan sitting room, further door to

Downstairs W/C



Obscured glazed window to front aspect, natural Travertine tiled flooring, space and plumbing for washing machine, low level w/c.

Open Plan Sitting/Dining Room

21'2" x 15'9" (6.46 x 4.82)



2 uPVC double glazed windows to rear aspect enjoying splendid views down the garden, large wooden

pedestrian door to rear, 2 large double radiators, natural Travertine tiled flooring, understairs storage cupboard, (option for woodburning stove), stairs to first floor landing.

First Floor Landing

Storage cupboard housing pressurised water cylinder and shelving for linen, doors to

Main Bedroom

11'6" x 9'8" (3.51 x 2.97)



uPVC double glazed window to rear aspect enjoying beautiful views over surrounding countryside, double radiator, feature period style fireplace with mantel over, access to roof space via loft hatch, storage cupboard.

Bedroom Two

12'3" x 10'1" (3.75 x 3.08)



uPVC double glazed window to front aspect, double radiator, space for freestanding wardrobes, over stairs storage cupboard with wooden shelving.

Bedroom Three

10'7" x 9'0" (3.25 x 2.75)



uPVC double glazed window to rear aspect enjoying pleasant views, double radiator, small cupboard housing Aztec electric boiler with air pressure vessel and pump.

Family Bathroom

7'9" x 6'2" (2.38 x 1.89)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, pedestal wash hand basin with mixer taps over, paneled bath with shower over, mostly tiled, tiled flooring, chrome heated towel rail.

Outside



The front of the property is accessed over a shared driveway which is laid to hard standing and gravel providing off street parking for a couple of vehicles.

The front is mainly enclosed by a low level picket fence. The rear garden is of an excellent size, laid mainly to a level lawn with a patio area immediately adjacent to the rear of the property ideal for garden furniture. There are some established trees and shrubs with post and rail fences with trellis. A garden shed is included in the sale.

Directions

Sat Nav BA2 8LX

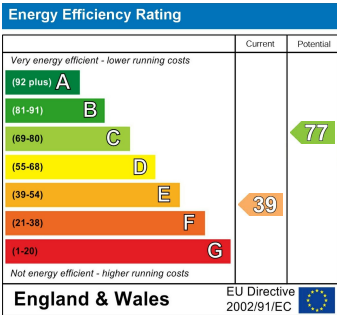
Floor Plan



Area Map



Energy Efficiency Graph



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