



117 Dovers Park, Bathford, Bath, BA1 7UE

Guide Price £500,000

DANIEL JONES  
PROPERTIES



**Bedrooms:** 3  
**Bathrooms:** 1  
**Receptions:** 3

This well-proportioned and comfortable detached house offers excellent scope to personalise and add value. Set in a peaceful, private position yet well connected to Bath, the property benefits from a separate garage and private parking.

Step into the entrance hall from the handy porch at the front and you will find a ground floor which is thoughtfully arranged, beginning with a bright sitting room featuring a working gas fireplace and attractive leafy views over the front garden and communal green space. A light-filled dining room with sliding patio doors sits alongside the fitted kitchen, offering ample storage and clear potential to be opened up into a generous kitchen/dining space (subject to any consents). A useful utility room provides additional storage, laundry facilities, garden access, and access to a downstairs cloakroom - Ideal for busy families. A versatile study to the front of the house could also serve as a playroom or occasional fourth bedroom when required, giving the property real versatility.

Upstairs are three well-sized bedrooms, all enjoying pleasant outlooks. The principal bedroom stands out for its generous proportions and extensive fitted storage. A fully tiled family bathroom completes the first floor, featuring a bath with shower over and plenty of natural light.



The enclosed west-facing rear garden offers a private outdoor retreat, combining lawn, patio and well-planted borders, with several seating areas ideal for entertaining or enjoying the afternoon and evening sun.

Located in the sought-after village of Bathford, just 15 minutes by bus from the centre of Bath, the property enjoys a strong community feel, local amenities, popular pubs and scenic countryside walks. Bathford Primary School is a short walk away, with excellent access to secondary schools, the A4, M4 (Junction 18) and Bath Spa railway station, providing convenient commuter links to Bristol, London and beyond.

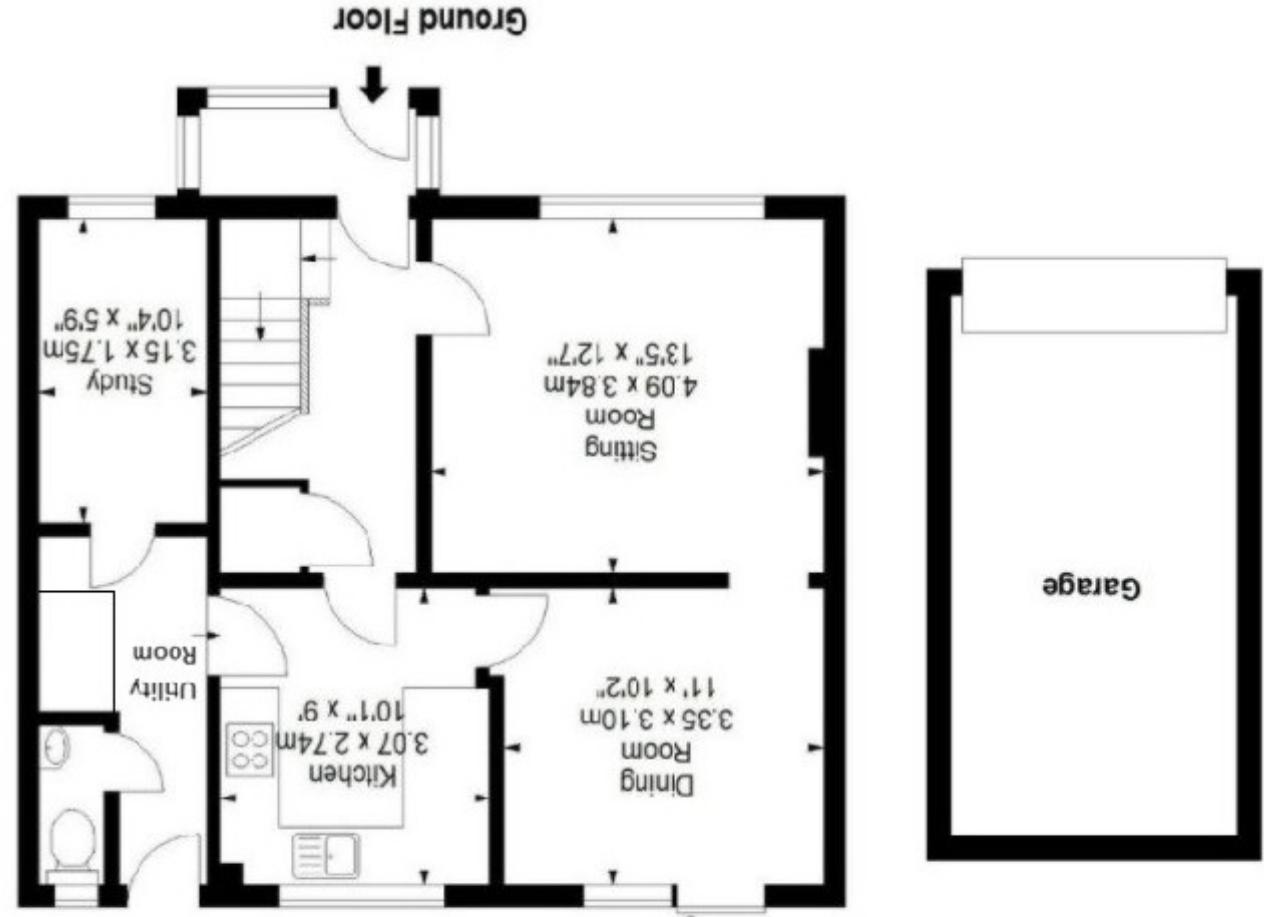
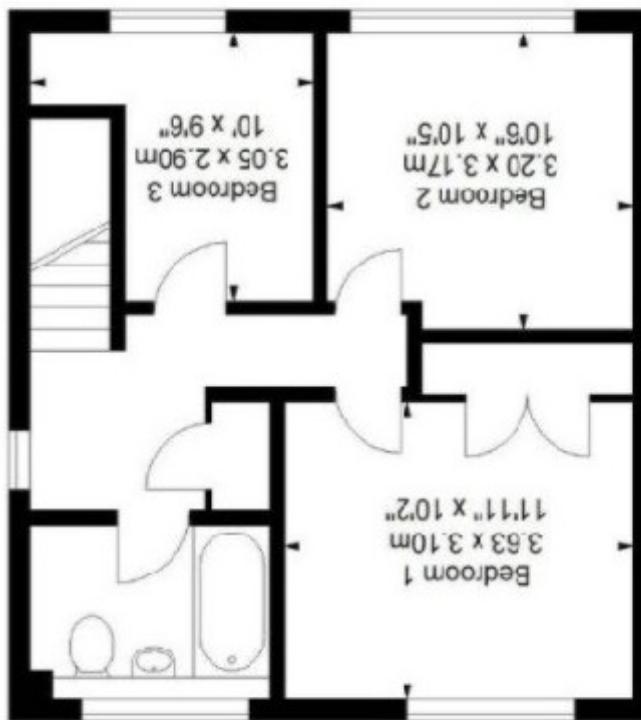
#### Additional Information:

Tenure: Freehold Detached House  
Council Tax Band: E  
Current EPC Rating: C (69)  
Potential EPC Rating: B (81)

Services: Mains Gas Radiator Central Heating With Combi-Boiler  
Mains Drainage  
Mains Water Supply  
Mains Electricity Supply  
Double Glazing Throughout

**\*Agents Note\*** The green space situated in front of the properties in this section of Dovers Park is jointly owned by the local residents who overlook it, allowing them to protect and use that space. The Vendor pays a nominal amount every year as part of their contribution to the maintenance of this area.





Approx. Gross Internal House Area  
104.61 M<sup>2</sup> - 1126 Ft<sup>2</sup>