
WentWorth
Estate Agents



Breckdale Hatfield Road, Bath, BA2 2BD

▪ Well-presented, four bedroom detached family home ▪ Spacious and flexible living accommodation ▪ Pretty gardens with separate areas to enjoy ▪ Garage and parking ▪ Superb location, close to schools and amenities

Offers in excess of £675,000

Location
This fantastic home can be found in an elevated position in the ever popular area of Bear Flat on the Southern slopes of Bath. This highly desirable location provides a host of independent and local shopping outlets as well as being well placed for access to the City Centre either on foot or by public transport, thanks to a regular bus service. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). There are a good selection of local primary and secondary schools within the vicinity of Bear Flat making this a very attractive area of Bath to live in.

Internal Description
Entering the property you are greeted with a welcoming hallway with stairs rising to the first floor. An attractive sliding barn door separates the hallway from the kitchen and living room. The generous and stylish kitchen has plenty of space for the keen chef, with a large island being the central feature. There is ample room for a dining table and chairs which makes this special room ideal for family time or entertaining. The living room is both warm and inviting and benefits from plenty of natural light, making this space perfect for relaxing or hosting. There are three double bedrooms on the ground floor, one with an en-suite, generous built-in storage and patio doors leading out into a pretty courtyard. Also, leading from the hallway there is a guest cloakroom. Taking the stairs to the first floor you will find a bright and spacious master suite, benefitting from plenty of natural light by way of the two velux windows which offer stunning views, and a well-appointed, stylish bathroom.

External Description
The property is accessed by way of a driveway, where the garage with power and light is to be found along with parking. A gravelled area, to the side of the property is currently home to a large trampoline, however, it could be changed into parking or a further garden area. To the rear you will find two courtyard gardens, one accessed from the second bedroom and the other from the kitchen/diner. The pretty main garden is to the side and has a lawned area, flanked by walling and fencing, a tranquil pergola which is an ideal spot for entertaining and a further gated area which is a perfect space for bin storage.

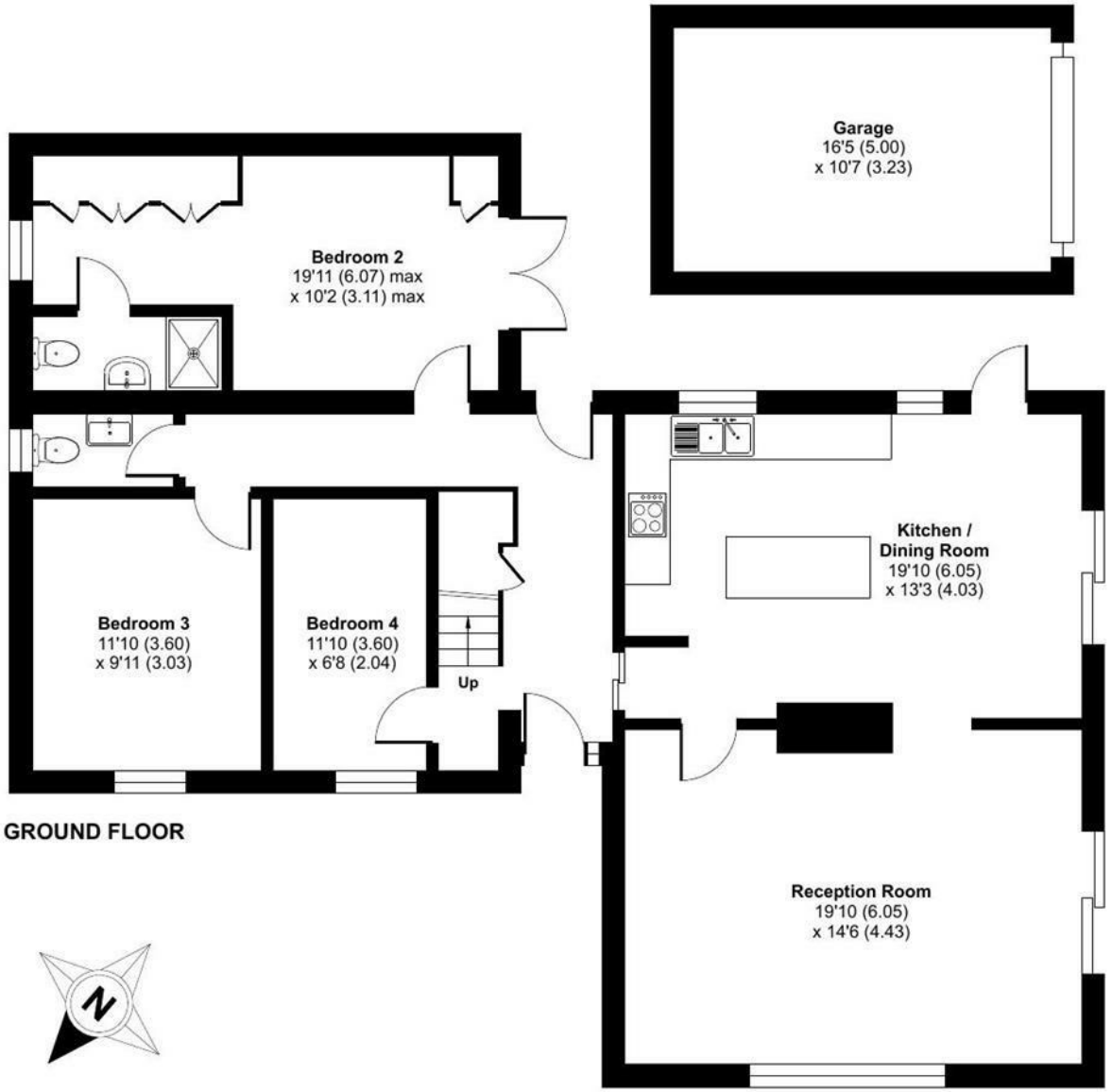
Additional Information
Tenure - Freehold
Council Tax Band - F
Local Authority - BANES
EPC Rating- C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

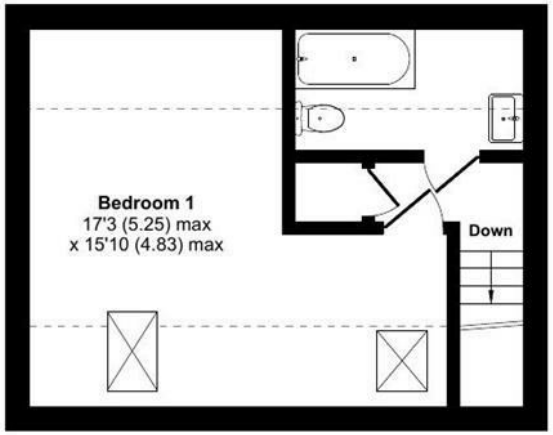
Agents Note
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Breckdale, Hatfield Road, Bath, BA2

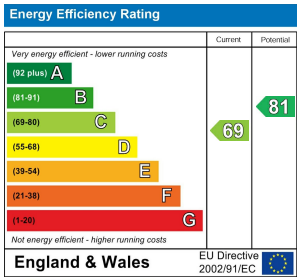
Approximate Area = 1370 sq ft / 127.2 sq m
Limited Use Area(s) = 122 sq ft / 11.3 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1666 sq ft / 154.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1548301

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