



10 Abbey View Gardens, Bath, BA2 6DQ

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A well-presented three-bedroom semi-detached house in the sought-after area of Widcombe, enjoying superb far-reaching views across the city of Bath

3 bedrooms | Fantastic far-reaching views | Single garage | Additional private parking | 2 reception rooms | Potential for loft conversion (STPP) | Well-presented throughout | Front and rear gardens | Cloakroom and utility room | Quiet cul-de-sac location

Widcombe is one of Bath's most sought-after neighbourhoods, known for its village atmosphere and close proximity to the city centre. Abbey View Gardens is a quiet cul-de-sac tucked just above the Kennet & Avon Canal, offering elevated views across Bath and easy walking access to the city centre and Bath Spa Station.

The World Heritage City of Bath offers a wide range of shopping, a fine selection of restaurants cafes and wine bars and many well-respected cultural activities. The property is well located for an excellent choice of schools including Widcombe Infant and Junior Schools, The Paragon School, Beechen Cliff and Prior Park College. World class sporting facilities are available at the nearby Bath University.

Description

Stepping into the welcoming entrance hall, you are immediately struck by the sense of space and light that flows throughout the property. To the front of the house is the impressive sitting room, where a large picture window frames far-reaching views across the city of Bath. An integrated log burner creates a wonderful focal point, adding warmth and character to this inviting living space.

Positioned at the end of the hallway is the formal dining room, a superb space for entertaining and family gatherings. The room comfortably accommodates a large dining table and enjoys the same stunning outlook across Bath, providing an exceptional backdrop for dining.

Opposite, the beautifully appointed open-plan kitchen/breakfast room has been thoughtfully redesigned and upgraded to a high contemporary standard. Offering an excellent blend of style and practicality, the space features ample room for informal dining and everyday living.





A cleverly concealed utility area is tucked away within the breakfast room, housing both a washing machine and tumble dryer. Beyond the kitchen, a modern cloakroom/WC and a charming stable door provide convenient access to the rear garden.

The first floor offers three well-proportioned bedrooms, including two exceptionally generous doubles and a spacious single bedroom. The principal bedroom is particularly impressive, benefiting from delightful north-westerly views across the city skyline and surrounding countryside. The second bedroom is currently arranged as a substantial home office, although it would serve equally well as a guest or double bedroom. The third bedroom is presently configured as a single bedroom but offers flexibility as a nursery, dressing room or additional study.

Completing the accommodation is the recently refurbished shower room, finished to a stylish modern standard and comprising a large walk-in shower, wash hand basin and WC.

Outside

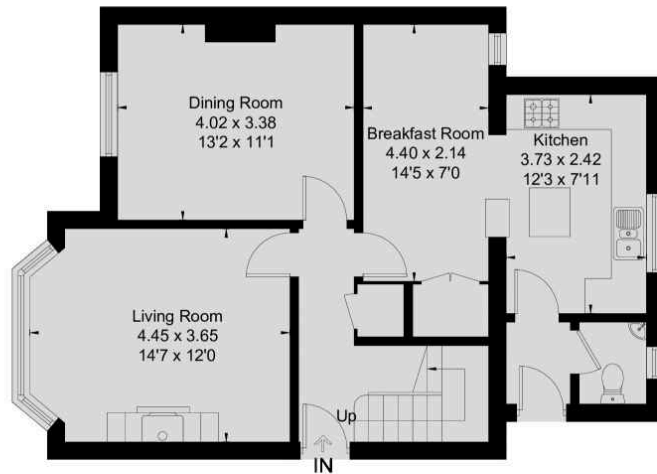
A delightful and well-established rear garden enjoying a wonderful, elevated aspect and a high degree of privacy. Thoughtfully landscaped over several levels, the garden features mature trees, well-stocked planting beds, and a central pathway leading to a terraced area currently housing a swing seat. At the top of the garden is a hardstanding and there is a useful shed.

General Information

Council tax band – E. Tenure – Freehold. Services – Mains connected. EPC – 66 (D).



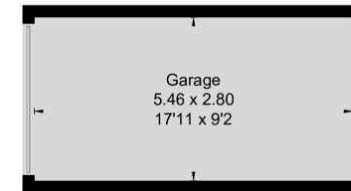
Approximate Floor Area = 114.8 sq m / 1236 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 130.0 sq m / 1400 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109517

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