



OPTIMUM  
SUNSHINE  
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Parsonage

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## 4 Chedworth Close, Claverton Down, Bath, BA2 7AF

- Three Bedroom Semi-Detached Family Home
- Bright and Well-Proportioned Living Accommodation
- Requiring Updating
- Front and Side Gardens
- Private Rear Garden
- Garage and Driveway
- Sold with No Onward Chain

**Price guide £475,000**

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### Location

Chedworth Close is a small cul de sac accessed off Claverton Down Rd/Flatwoods Rd and backs onto the National Trust Long Wood which connects through Rainbow Woods to the Bath Skyline. To the south, Brassknocker Hill offers connections down to the Kennet & Avon canal at Monkton Combe. Combe Down village is 1.2miles to the west and Bath Spa station is 2 miles to the northwest via Widcombe Hill.

### Internal Descriptions

Entering the property you are greeted with a bright entrance hallway, with understairs storage cupboard. The living room is both spacious and light, with patio doors leading out into the garden. A dining room leads from the living room and could be utilised as a breakfast room or playroom. The sunny kitchen has a side door into the garden. Also on the ground floor there is a guest cloakroom and a separate shower room. To the first floor there are two double bedrooms, both with built-in cupboards, and a single bedroom as well as a family bathroom.

### External Descriptions

Externally to the front there is a garden with a pathway leading to the front door, flanked by mature hedging. A single garage, with power and driveway parking are to be found to the side. An access gate leads to a side garden with a useful shed. To the rear there is a generous and private garden, backing onto Rainbow Woods.

### Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Rating - C

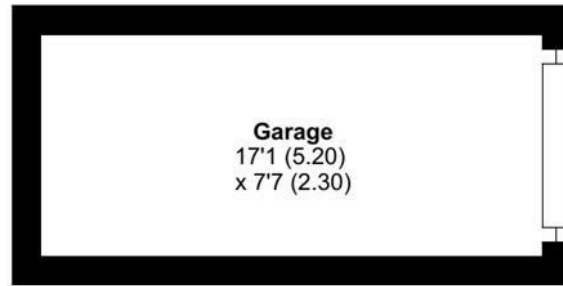
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

### Agents Note

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The Property Misdescriptions Act 1991. 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.

# Chedworth Close, Claverton Down, Bath, BA2



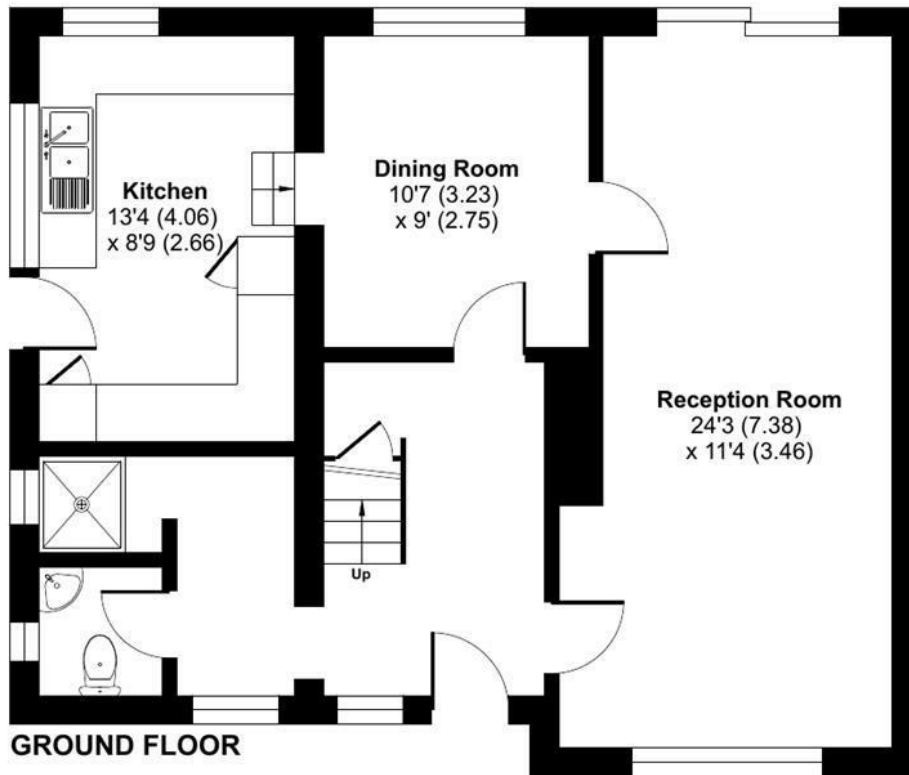
**GARAGE**

Approximate Area = 1141 sq ft / 106 sq m

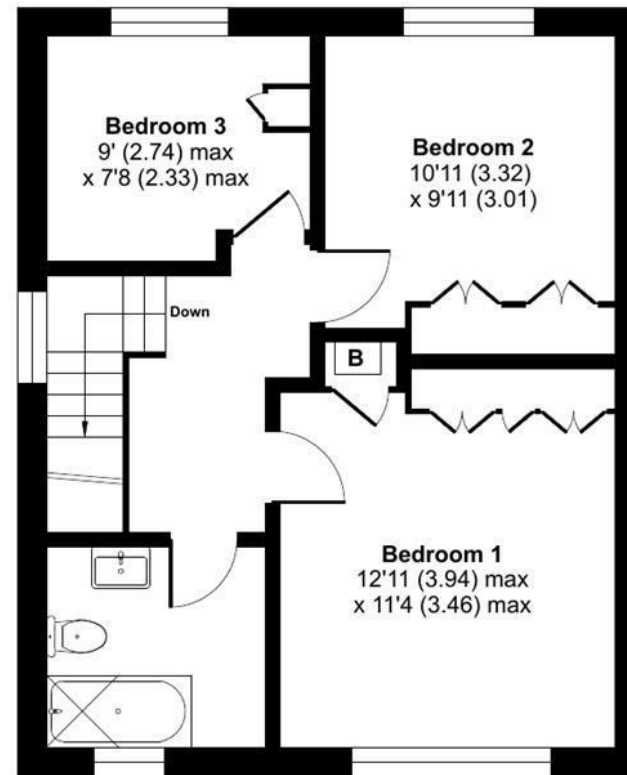
Garage = 129 sq ft / 11.9 sq m

Total = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1437502







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