



19, Tynning End, Widcombe, Bath. BA2 6AW Asking Price: £1,150,000



4 Bedrooms (3 upstairs and 1 downstairs)



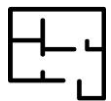
Bathroom, ensuite shower room and WC



Attractive, westerly-facing gardens



Generous Driveway parking and Resident's Parking Zone



1433 Sq. ft. / 133 Sq. m.

The Property

- Beautifully presented, family home in the heart of Widcombe
- Refurbished and extended accommodation
- Mature and attractive gardens to front and rear with excellent off-street parking
- Gorgeous open-plan kitchen/dining room
- Excellent, balanced bedroom sizes

The Location

- Located in the heart of Widcombe
- Minutes from the Widcombe Parade and walks along the river and canal
- Easy access to town, Sydney Gardens and the University
- Bath Spa Train Station: 0.6-mile walk
- Widcombe Primary Schools: 0.5-mile walk
- Beechen Cliff School and Hayesfield School (on Upper Oldfield Park): 1 and 1.3 mile walk respectively.
- Paragon School: 0.8-mile walk / Prior Park College- 1 mile walk.





The Property: Bought nine years ago by the current owners, this absolutely gorgeous semi-detached family home has 4 bedrooms in total with detailed refurbishment and is arguably in one of Bath's finest locations in the heart of Widcombe.

19 Tynning End has undergone extensive and thoughtful upgrading, including rewiring and plumbing, replastering and insulation and continuing with a beautiful open-plan kitchen/dining room and laundry area. Upstairs has been remodelled to create bigger bedrooms and a new enlarged bathroom and ensuite. There is also a full garage conversion, creating a bedroom/study as well as a downstairs WC. Outside there is a large re-tarmacked driveway and pretty mature gardens which face west to the rear.

Ground Floor: We begin with an open vestibule which leads to the generous hallway accessing all reception rooms. The spacious sitting room is hugely welcoming, with a double-glazed bay window, attractive built-in dressers and a Bath stone fireplace housing the log-burner. Across the hall, the excellently converted garage provides a wonderful study/snug room which could also double as a fourth bedroom.

To the rear, the stunning kitchen/dining room (remodelled by the current owners) provides a hub to the house you won't wish to leave. The kitchen comprises a selection of beautiful, pale-blue shaker-style cabinets with quartz worktops. Amongst the appliances are a built-in Neff double oven, Neff 80cm induction hob and Neff dishwasher, as well as a Belfast sink and space for a large Fridge-Freezer. There is the bonus of a cloakroom, pantry and utility cupboard all integrated too and a stable door to the side.

The elegant dining area is very attractive and is spacious enough for family mealtimes. There are 2 attractive painted alcove dressers and patio doors to the rear garden

First Floor: Upstairs, the accommodation is transformed to make full use of the property's excellent width. Bedrooms 1 and 2 are good sized doubles to front and rear respectively, both with valuable built-in wardrobes. Bedroom 2 has a small ensuite shower room ingeniously added, whilst bedroom 3 has become a much bigger double room to the front. The bathroom is also spacious and beautifully fitted, with a double sink, shower cubicle, WC and freestanding bath.





Outside: The front garden is large, with ample parking for at least 3 vehicles. There is a 7KW EV charger and lawned area with mature shrubs. From here, there is an invaluable, gated side access to the rear with a large wooden shed and recycling store providing invaluable outdoor storage.

The rear garden is approx. 66 feet / 20m in length with a lovely, westerly aspect. There is a large, decked seating area with gentle steps down to the long lawned garden bordered by mature flower beds. At the rear, the garden tapers outwards to form a delightful 'secret' lawn with mature green screening, an ideal space for children's outdoor play or to situate a home office (subject to planning permission).

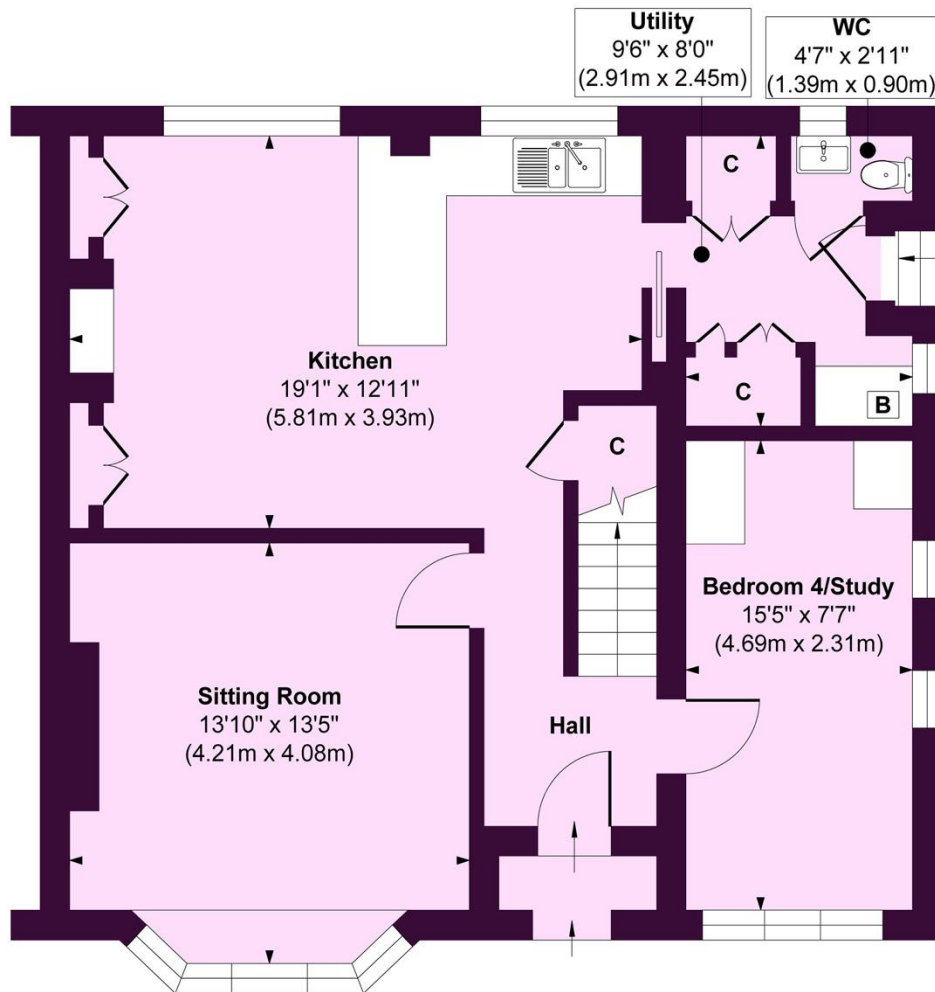
Location: Widcombe is an exceptionally desirable location and well-loved 'village' just to the South of the City Centre with the City and Bath Spa train station just a short walk away. At its heart, Widcombe Parade caters for day-to-day needs with a Co-op, Doctor's Surgery, Pharmacy and Dentist. It also features The Ram (with Widcombe Deli) Halfpenny Restaurant, and Columbian Café. Whilst just a stroll away, Prior Park Garden Centre is a must for horticultural needs.

Further up Widcombe Hill you can access the National Trust skyline walk, connecting Widcombe to Combe Down, with breath-taking views of the city. On Bear Flat nearby, Alexandra Park also affords beautiful views across city and countryside. There is also nearby access to local River Walks and the Kennett and Avon Canal.

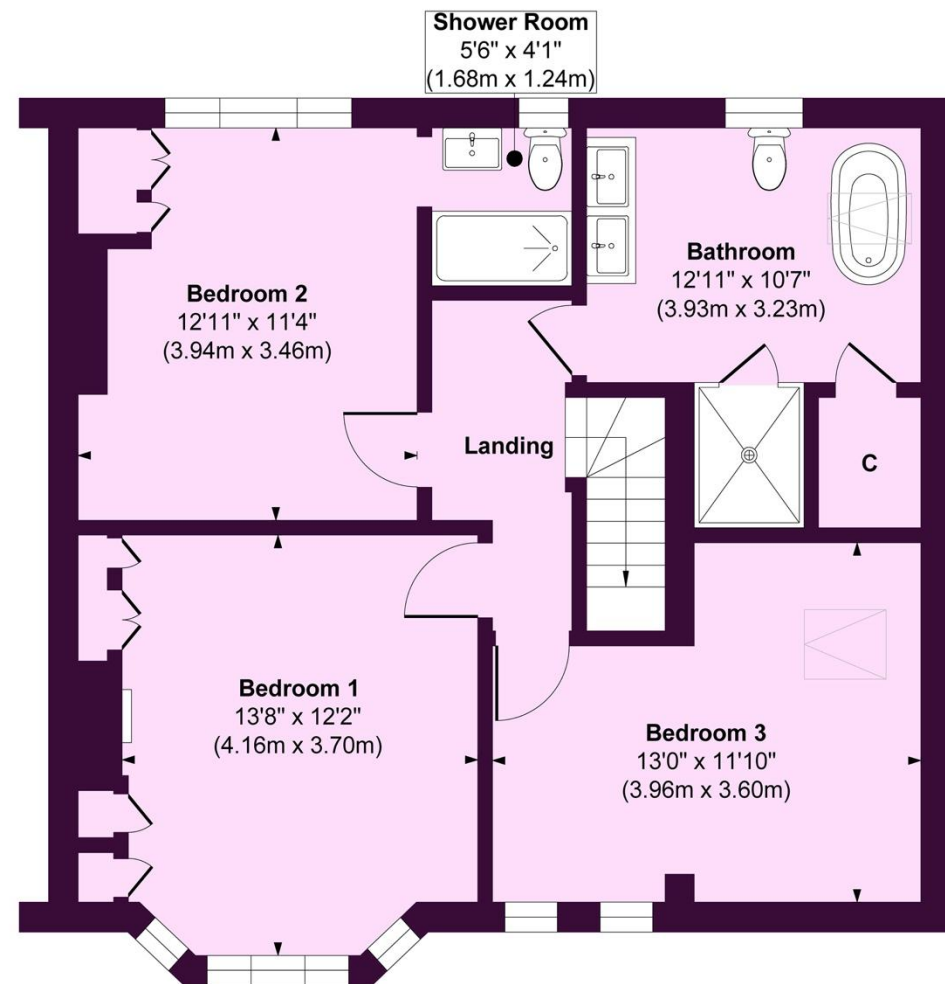
You will find a good range of highly regarded local schools, including Widcombe Juniors and Infants and the Paragon and Prior Park Independents schools. Also within easy reach are extremely popular Beechen Cliff and Hayesfield and Ralph Allen Secondary Schools.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



Ground Floor
Approximate Floor Area
703 sq. ft (65.40 sq. m)



First Floor
Approximate Floor Area
730 sq. ft (67.90 sq. m)

APPROX. GROSS INTERNAL FLOOR AREA 1433 SQ. FT / 133.30 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and is not drawn to scale.

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