



**£650,000**

Council Tax Band: F

Energy Efficiency Rating: E

## Yomede Park, Bath, BA1 3LS.

An excellent opportunity has arisen to purchase this substantial stone built detached three bedroomed bungalow situated in a highly sought after cul de sac location in Newbridge and believed to date from the 1930s. An early inspection is highly recommended. Please call 01225 463006 to arrange an internal inspection.









An excellent opportunity has arisen to purchase this substantial stone built detached three bedroomed bungalow situated in a highly sought after cul de sac location in Newbridge, believed to date from the 1930s.

The benefits include a large private driveway, spectacular views and lots of historic character.

The property briefly comprises a porch, hall, kitchen/dining room, lounge, further reception room, an occasional room, utility room, cloakroom, three double bedrooms and a bathroom. There is a particularly large attic which could be converted, subject to the necessary consents.

Externally, the driveway leads up to a secluded front garden laid to lawn and patio with spectacular panoramic views. The rear garden is laid mainly to lawn.

The location is very peaceful, set at the top of the cul de sac, whilst also having very good transport links.

There is an abundance of schools in close proximity.

The property offers good access to the city centre, the Universities and Bristol beyond. Early viewings strongly advised.

Please call 01225 463006 to arrange an internal inspection.

#### **Entrance Porch:**

UPVC double glazed patio door to front aspect, UPVC double glazed windows to front aspect.

#### **Entrance Hall:**

Loft access, 2x built in cupboards, doors to all rooms.

#### **Reception Room: 3.71m x 3.64m**

Wooden part glazed double doors to front aspect, radiator, built in cupboard, picture rail, ceiling cornice.

#### **Cloakroom:**

UPVC double glazed window to rear aspect, radiator, pedestal wash basin, tiled splashback, WC.

#### **Lounge: 4.90m x 3.68m**

Bay window to front aspect, window to side aspect, radiator, gas fire with back boiler, picture rail, ceiling cornice, views.

#### **Kitchen/Dining Room: 4.99m x 3.66m**

Window to rear aspect, window to side aspect, radiator, range of base and wall mounted units, composite sink drainer unit with mixer tap, integrated

electric hob, cooker, integrated cooker hood, tiled splashbacks, cupboard containing electricity meter and fuse box, pleasant garden aspect.

#### **Utility Room: 2.19m x 1.69m**

UPVC double glazed patio doors to rear aspect, windows to rear aspect, plumbing for washing machine.

#### **Bedroom: 4.90m x 3.67m**

Bay window to front aspect, radiator, built in cupboards, picture rail.

#### **Bedroom: 3.66m MAX x 2.55m MAX**

Window to side aspect, radiator, picture rail.

#### **Bedroom: 3.64m MAX x 3.16m MAX**

Window with secondary glazing to side aspect, radiator, picture rail.

#### **Occasional Room: 2.62m x 2.59m**

Part glazed door to rear aspect, window to rear aspect, radiator, picture rail.

#### **Parking:**

Substantial private driveway for several cars.

#### **Front Garden:**

Laid mainly to lawn with patio areas, spectacular panoramic views.

#### **Rear Garden:**

Laid mainly to lawn with landscaping and shrubs, gas meter, side pedestrian access.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahea.co.uk](mailto:sales@ahea.co.uk)*

**[www.ahea.co.uk](http://www.ahea.co.uk)**

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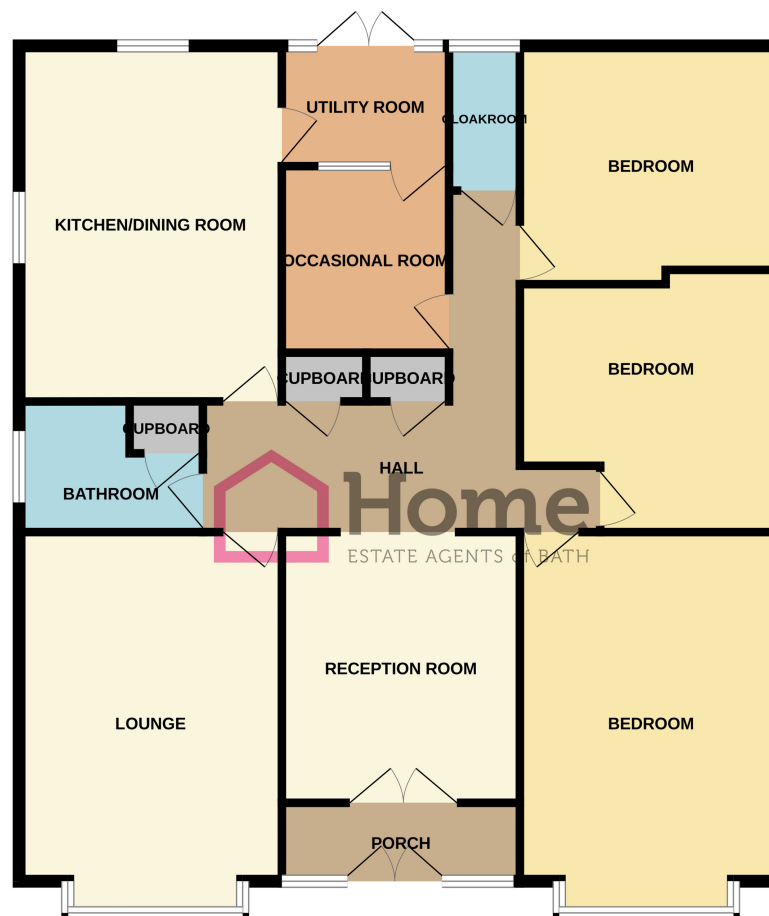
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GROUND FLOOR



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