



6 Vellore Lane, Bath, BA2 6JQ

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A four-bedroom detached bungalow, ideally positioned in this quiet and highly desirable location, while remaining within easy reach of Bath city centre.

Detached | Four bedrooms | Garden | Highly popular location | Master bedroom with en-suite | No onward chain | Potential to modernise and develop (STPP) | Private Driveway | Single garage | South facing

Situation

It is difficult to overstate just how enviable the location of Vellore Lane is. Within just a five-minute walk, you can be at the Holburne Museum, perhaps stopping for a coffee, or making your way up the magnificent Great Pulteney Street into the heart of the city. The Kennet & Avon Canal is also close by, providing a wonderfully scenic route for walks and an easy way to reach the Tesco on Bathwick Hill via the towpath. A doctors' surgery is conveniently located on Great Pulteney Street, with a pharmacy at Laura Place. Indeed, much of central Bath's many attractions, amenities, restaurants and cultural offerings are within a comfortable 20-minute walk of the property.

Description

The house is approached via a private driveway leading from Vellore Lane, providing parking for a number of vehicles to the front, together with a useful carport and a single garage with an up-and-over door.

On entering the property, you are greeted by a generous entrance hall. To the left is a well-appointed kitchen fitted with a range of contemporary grey wall and base units, complemented by a peninsula-style breakfast bar. Integrated appliances include twin ovens, a dishwasher and fridge freezer. At one end of the kitchen is a dedicated breakfast area, with sliding French doors opening onto the garden.

The kitchen flows through to a particularly spacious sitting room, which also benefits from sliding French doors providing direct access to the garden and creating a lovely connection between the house and outside space.

The property currently provides four bedrooms, one of which benefits from an en-suite shower room.

The house also offers considerable scope for remodelling and, subject to the necessary consents, there may be potential to extend the existing footprint and further enhance the accommodation.

The entrance hall continues to a shower room/cloakroom, while a glazed door leads through to a separate utility room, which in turn has a further door providing access to the garden.



Outside

The gardens are a particular feature of the property, having been thoughtfully landscaped to create a wonderfully private and established setting. The mature planting, clipped hedging and abundance of trees and shrubs provide a high degree of seclusion, while a series of paved and gravelled paths lead through the gardens and create a number of distinct areas to enjoy.

There are attractive stone retaining walls and raised beds, with a variety of established plants and shrubs providing colour and interest throughout the seasons. A charming timber summerhouse sits towards the rear, providing an idyllic spot to sit and enjoy the peaceful surroundings. Further areas of gravelled terrace provide plenty of space for outdoor seating and entertaining, with the gardens offering a lovely combination of privacy, character and tranquillity.

General Information

Bath and North East Somerset Council. Council Tax Band – G

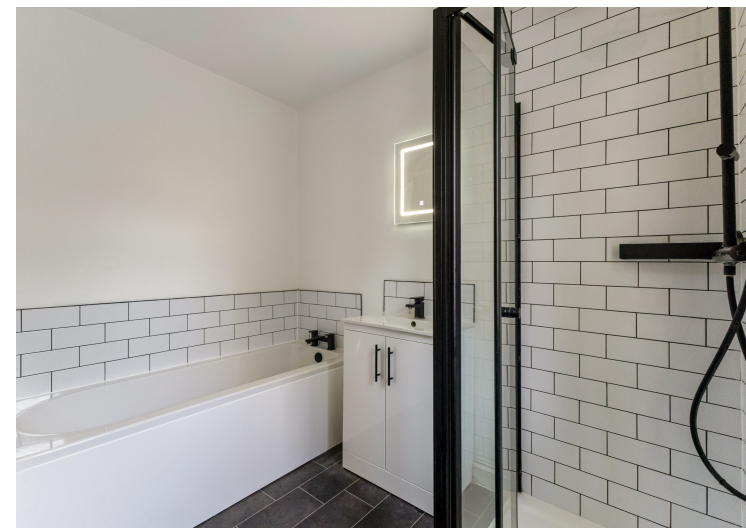
Tenure – Freehold

Services – Mains connected

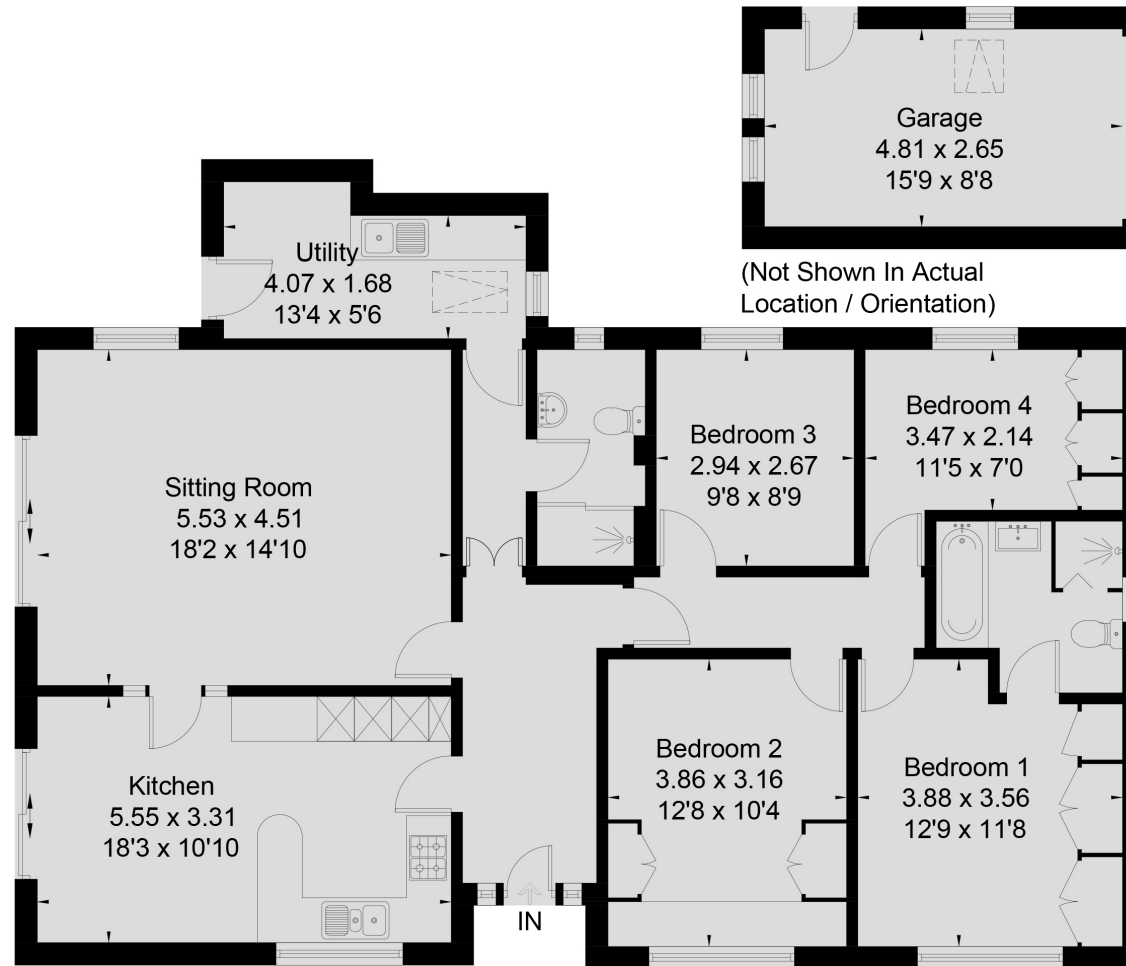
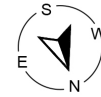
EPC – 69 (C)

Planning permission was obtained for the erection of a single storey rear extension at rear after demolition of existing conservatory. Planning Application Reference: 01/00647/FUL

Please note that the land hatched blue on the filed plan is subject to a perpetual yearly rentcharge of £5 5s created by a Conveyance thereof dated 14 September 1936.



Approximate Floor Area = 122.4 sq m / 1318 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 135.4 sq m / 1458 sq ft



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 #112810

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