
WentWorth
Estate Agents


Amanda

8 Sabin Close, Bath., BA2 2EY

• Three bedroom semi-detached family home • Bright and spacious living accommodation • Perfectly located for local schools and amenities • Situated in a small cul-de-sac • Generous garden with southerly aspect • Garage and driveway parking • Potential to extend to the rear (STPP)

Price guide £460,000

Location
Situated within a small cul-de-sac, this superb property is conveniently located close to a local primary school, secondary schools and parks with an added bonus of being just 150 yards from Tesco Express. The property is also close to Moorland Road's shops and Bath City Centre is easily accessible by car, local bus services, or a lovely 2-mile walk. With plenty of open countryside to enjoy, ideal for outdoor pursuits, this property is perfectly located for growing families. Good transport links are available and Bath Spa Mainline Station offers regular services to London Paddington and Bristol.

Internal Description
Entering the property you are greeted with a bright and airy hallway with stylish tiled flooring. The living room is both warm and inviting and has plenty of natural light. The oak flooring, which runs through the majority of the property adds a lovely depth and warmth, while the gas fire is perfect for relaxing in front of, on cooler evenings. Under the stairs you will find a generous storage cupboard and additional deep, soft close drawers. The heart of the home is the kitchen and dining area which is an ideal space for gatherings with friends and family. The kitchen benefits from sleek and stylish cream wall and base units which are complemented by the worktops and tiled flooring. There is an integrated dishwasher and space for a washing machine. Patio doors lead out onto the generous patio and rear garden. Also on the ground floor you will find a guest cloakroom. Taking the oak stairs up to the first floor you will find a bright landing with an airing cupboard and loft access. The master bedroom enjoys wonderful views to the front across to the northern hills and Beckford's Tower, and benefits from a built-in wardrobe. The en-suite to the master comprises of a shower, wash hand basin and w/c. The second bedroom is a good sized double, with built-in wardrobes and overlooks the garden to the rear. Bedroom three would make a lovely home office, childs room or dressing room. A family bathroom is also to be found on the first floor.

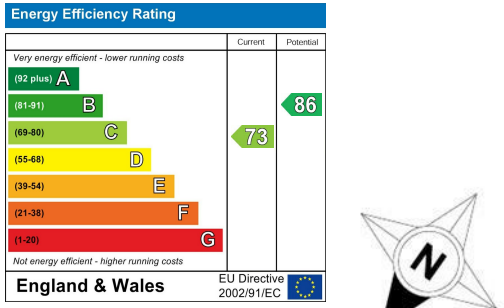
External Description
To the front of the property you will find a garage and driveway parking for two to three cars, steps leading up to the front door and a small garden, currently laid with slate chippings. To the rear there is a generous South facing patio, ideal for hosting or relaxing, a further landscaped lawn with a very pretty central flower bed and mature trees and shrubs. Fully enclosed by fencing, the garden offers a tranquil and private outdoor space. There is access directly into the garage which has plenty of room for garden tools, sporting equipment and plenty of storage.

Additional Information
Tenure - Freehold
Council Tax Band - C
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
Important Notice

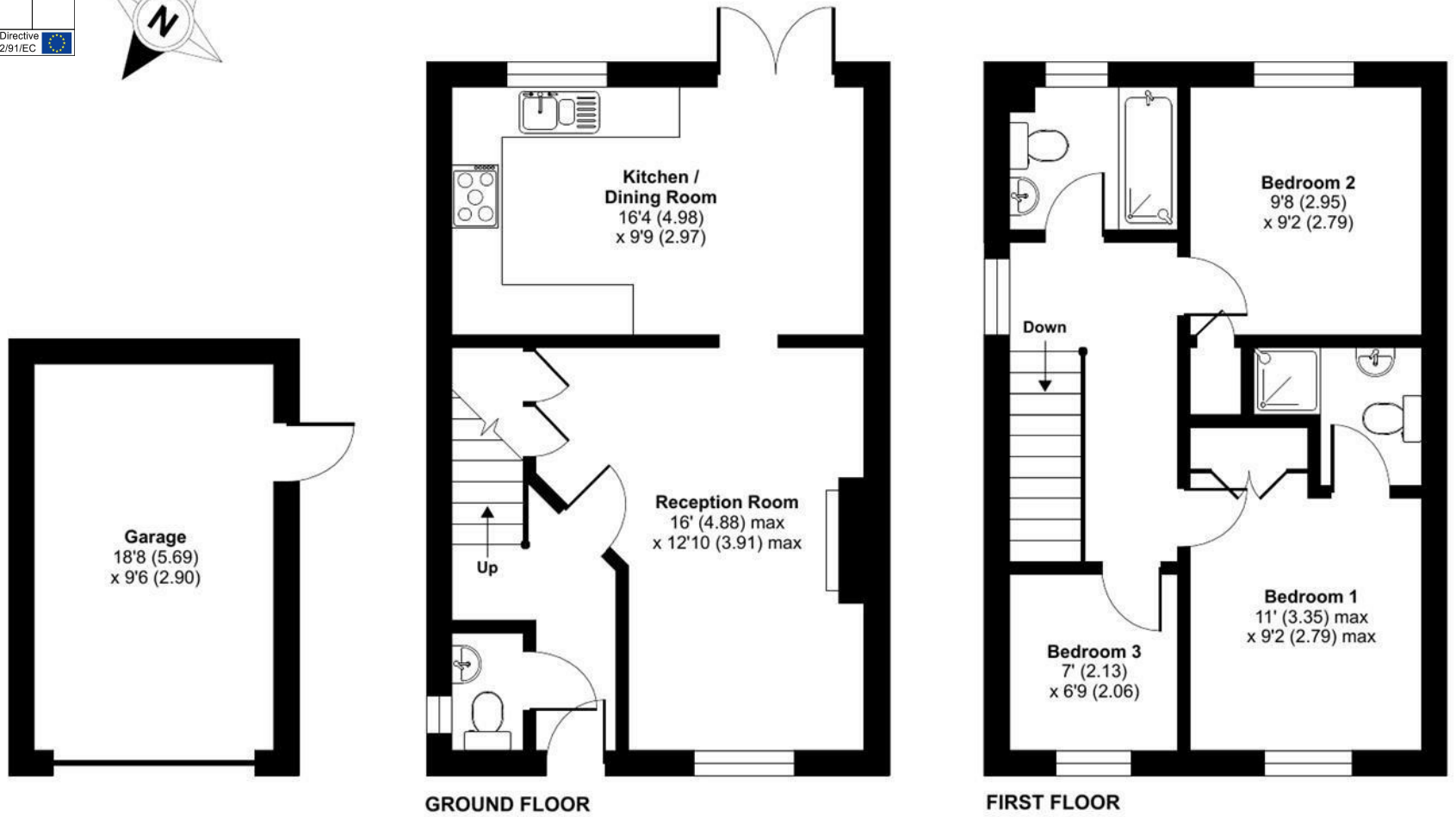
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Sabin Close, Bath, BA2

Approximate Area = 860 sq ft / 79.9 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1005 sq ft / 93.4 sq m

For identification only - Not to scale



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: 1496972

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