

whiteley helyar



2,270 ft²



4 double
bedrooms



3 bathrooms



garage store &
driveway parking

Guide Price £1,125,000

27 Bradford Road, Combe Down, Bath, BA2 5BL

A beautifully presented detached house which has been refurbished to the most exacting standard to create high quality, stylish and spacious accommodation in this popular location on the Southern edge of the city.

ACCOMMODATION

4 double bedrooms
large living room
snug
utility
store room

bathroom, en-suite and separate shower room
beautiful kitchen/dining/sitting room with bi-folds to garden
office/study
cloakroom
double glazing and gas fired heating with solar panels

EXTERNALLY

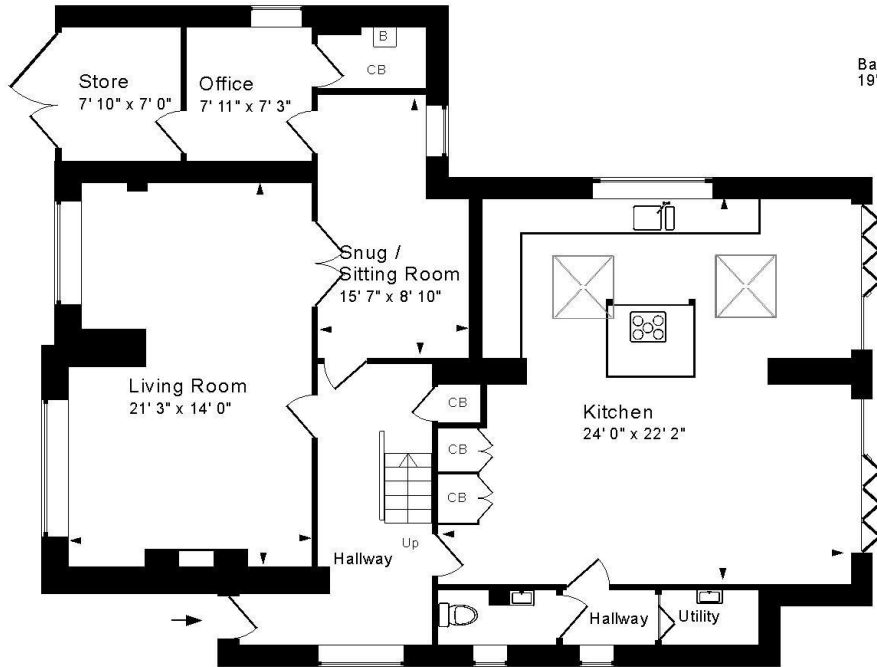
The house stands in good size well tended, pretty gardens. To the rear they have been cleverly landscaped to provide decked, paved and gravelled seating areas with an artificial lawn beyond, specimen trees, a shed and further timber outbuilding, water tap and outside lighting. To the front of the house there is a block-paved and gravelled driveway providing parking for a number of vehicles, together with access to the garage/store.

LOCATION

27 Bradford Road enjoys a most convenient position opposite the playing field and just two miles from the very centre of the city. Situated within the sought after village of Combe Down (with its wide range of local shops and amenities), it is close to excellent schools (including Combe Down Primary, Ralph Allen, Prior Park and Monkton Combe), whilst Bath University, Combe Grove Health and Wellbeing Centre, Bath Spa Railway Station and the huge number of shops and facilities in the city centre are also just a short bus journey away. Wonderful walks through Rainbow Woods and National Trust land are also nearby.







Ground Floor

Approx. Gross Internal Floor Area 2,270 Sq. Ft. / 211 Sq. M
Includes Store
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First Floor

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	47
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



Tenure: Freehold
Council tax band 'F' - £3,358.72 '26/27

