



**NASH
& CO**

Canons Close
Southlands | Bath



Summary

This attractive three-bedroom detached family home has been tastefully updated throughout, creating a stylish and neutral interior that is ready to move into. The accommodation comprises an entrance porch and entrance hall, leading into a welcoming sitting room, which opens through an archway to the dining room, creating an ideal space for family living and entertaining. The modern shaker-style fitted kitchen offers both practicality and timeless appeal, with a useful lean-to providing additional storage or utility space. Upstairs, there are three well-proportioned bedrooms and a beautifully appointed family bathroom finished to a high standard. Outside, the property benefits from a front garden with off-road parking and the potential to create additional parking if required. Gated side access leads to the enclosed rear garden, which is level and attractively landscaped with established flower and shrub borders. A garage with pedestrian access from the rear garden provides excellent storage or parking. This is a superb family home, combining modern updates with generous outdoor space in a property that is ready to enjoy.

Location

Canons Close is on Bath's southern slopes. There is proximity to many local amenities, including - Tesco express, convenience store & Post Office, Co-op express, Boots pharmacy and Culverhay leisure centre. Several takeaways and a public house are also within walking distance. There is a good selection of local primary and secondary schools nearby. A regular bus services runs into the city centre. Oldfield Park train station is approx. 20 minutes walk away. Countryside Walks can be enjoyed towards English Combe village, and the fantastic Two Tunnels greenway is also accessible. Nearby green spaces include Hillcrest Park, Roundhill Park and Moorfields Sandpits.



- Detached property
- Three bedrooms
- Garage and parking
- Recently fully modernised
- New stylish kitchen and bathroom

- Neutral presentation throughout
- Enclosed good-sized plot
- Large area for additional parking if needed
- Sought after residential area
- Close to local shop

nashandcobath.co.uk

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Additional Property Information

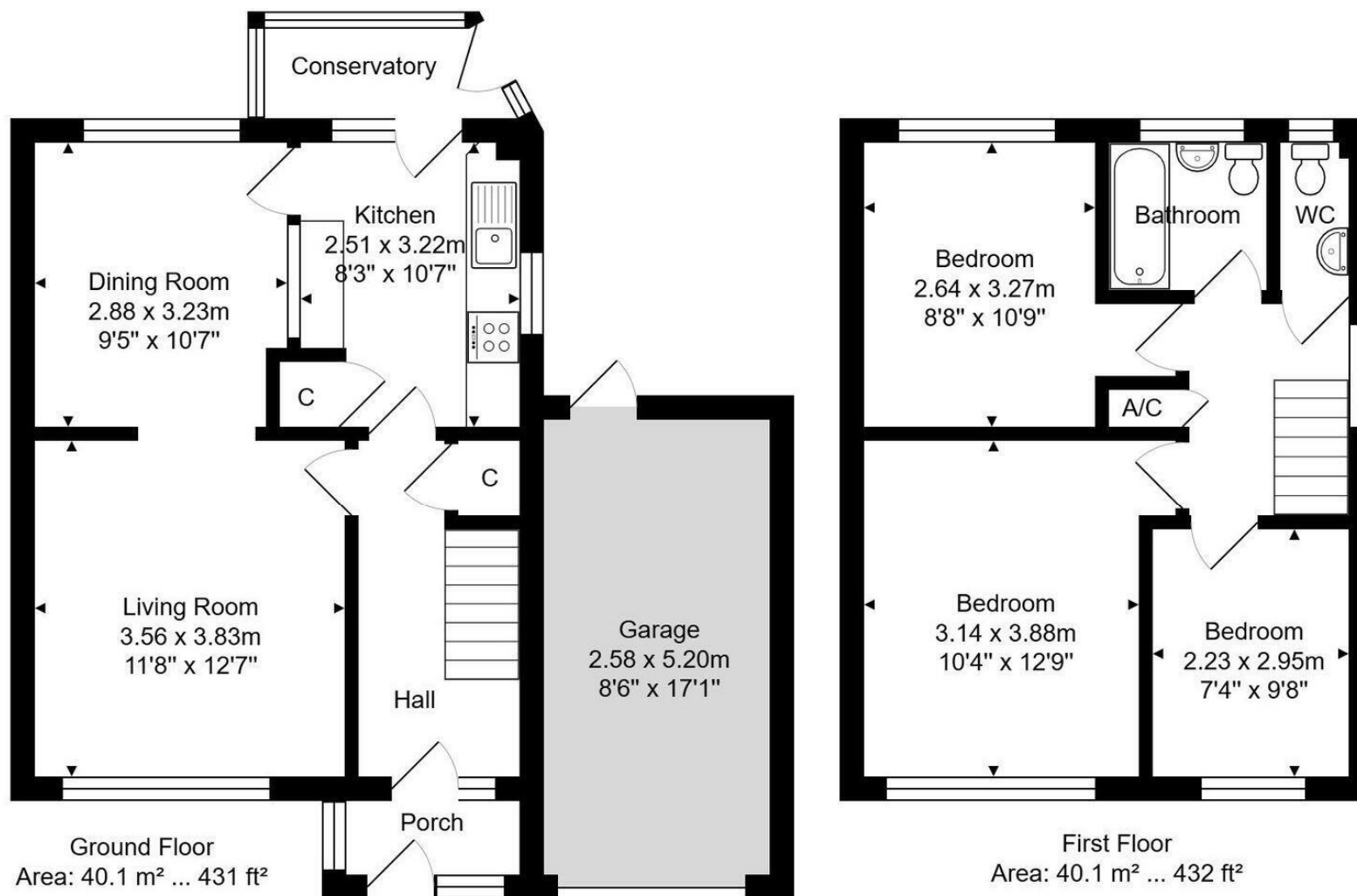
- Freehold tenure
- EPC rating D
- Council Tax band D

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Total Area: 80.2 m² ... 863 ft² (excluding porch, garage, conservatory)

Nash & Co is a trading name of Nash & Co (Bath) Ltd, a company registered in England & Wales under registration number 09405604 with its registered office at 39 Oolite Road, Bath, BA2 2UU.

Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only.