



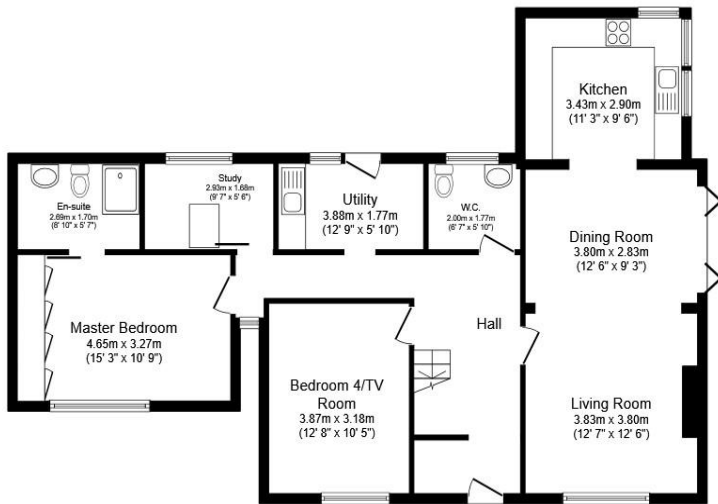
Dowding Road, Bath, BA1 6QJ

welcome to

Dowding Road, Bath

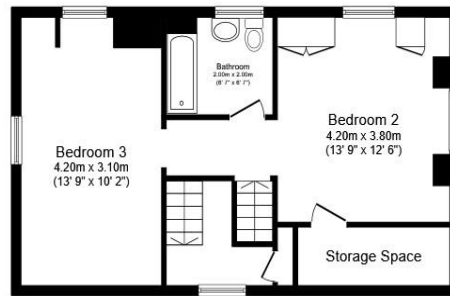
Location, Location, Location. Allen & Harris Larkhall are pleased to offer this rare opportunity to purchase a beautiful detached family home in one of Bath's exclusive areas.





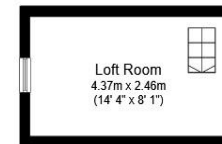
Ground Floor

Floor area 99.7 sq.m. (1,073 sq.ft.)



First Floor

Floor area 52.0 sq.m. (559 sq.ft.)



Second Floor

Floor area 10.7 sq.m. (115 sq.ft.)

Total floor area: 162.4 sq.m. (1,748 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Allen & Harris Larkhall office are genuinely excited to bring to market this wonderful opportunity to purchase a beautiful family home in one of Bath's exclusive and highly sought after locations. Homes in Dowding Road, Holland Road and Wallace Road rarely come for sale on the open market, due primarily to being a first class area to live in.

Accommodation on the ground floor comprising an entrance porch leading into a spacious entrance hallway, a light filled open plan living room, dining space & fitted kitchen (from which the garden can be accessed via bi fold doors), TV room/bedroom 4, master bedroom with ensuite, study with access to a loft room, utility room (plenty of space for coats, boots, etc) and downstairs cloakroom. To the first floor there are two further double bedrooms, and a fitted family bathroom suite all featuring views of beautiful St Saviour's church. To the outside there are lovely gardens surrounding the house, the main area being south facing. Also featuring a sturdy shed and a driveway for two cars (with cabling prepared for electric EV hook up).

Bath City centre is a flat walk away and Larkhall Village with its abundance of locally ran and owned shops being literally at the end of the road. For those who commute, Bath Spa is a short distance away and London is a one and a half hour train journey away. The A46 is again a short distance away, which in turn leads to the M4/5 motorway network.

welcome to

Dowding Road, Bath

- Location, Location, Location.
- Extremely Well Presented Detached Family Home
- Large Flexible Accommodation
- Situated In the Heart Of Larkhall Village
- Lovely South Facing Garden

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

£1,150,000



Please note the marker reflects the
postcode not the actual property

[view this property online](https://www.allenandharris.co.uk/Property/LAR105756) allenandharris.co.uk/Property/LAR105756



Property Ref:
LAR105756 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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