



WentWorth  
Estate Agents



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## Apartment A, The Old School House Church Road, Combe Down, BA2 5JL

- Two Bedroom Apartment within a Grade II Listed Building
- Beautifully Presented Converted School House
- Full of Character and Period Features
- One Double, One Single Bedroom
- Designated Parking Space
- Shared Courtyard Garden
- Far Reaching Views Across Midford Valley
- Located in Highly Desirable Combe Down

**Price guide £440,000**

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### Location

Combe Down enjoys an elevated position approximately 1.25 miles to the south of Bath City centre. Renowned for its clean air, Combe Down is an ideal Village to partake of outdoor pursuits. Offering outstanding countryside, tranquil woodland and footpaths from which to admire the stunning views of the City and valleys alike.

### Internal Descriptions

Entering the property via the communal courtyard, you are greeted with an entrance hallway with stairs leading up to the upper floor landing. The entrance hallway has space for a washing machine and benefits from a useful storage cupboard. The upper floor landing is flooded with natural light from the beautiful Gothic window. The kitchen is light and airy and boasts a superb vaulted ceiling. The wall and base units are complemented by the worktops and flooring and there is space for a dining table. The dual aspect windows overlook the stunning countryside of Midford Valley. The living room is to be found at the end of the hallway and is a warm, inviting space to relax or entertain. There is a mezzanine, which is accessed by way of a static ladder. A generous double bedroom with built in wardrobes and enchanting views from the window, a single bedroom and a well-appointed bathroom are to be found leading from the hallway.

### External Information

Externally to the front you will find a dedicated parking space. To the side there is a pretty shared courtyard which leads to the entrance doorway.

### Additional Information

Tenure: Leasehold - with Share Of Freehold

Lease Years Remaining: Circa 964 years

Insurance: Approx £500.00

Council Tax Band: C

Listed Status: Grade II

Local Authority: Bath and North East Somerset

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

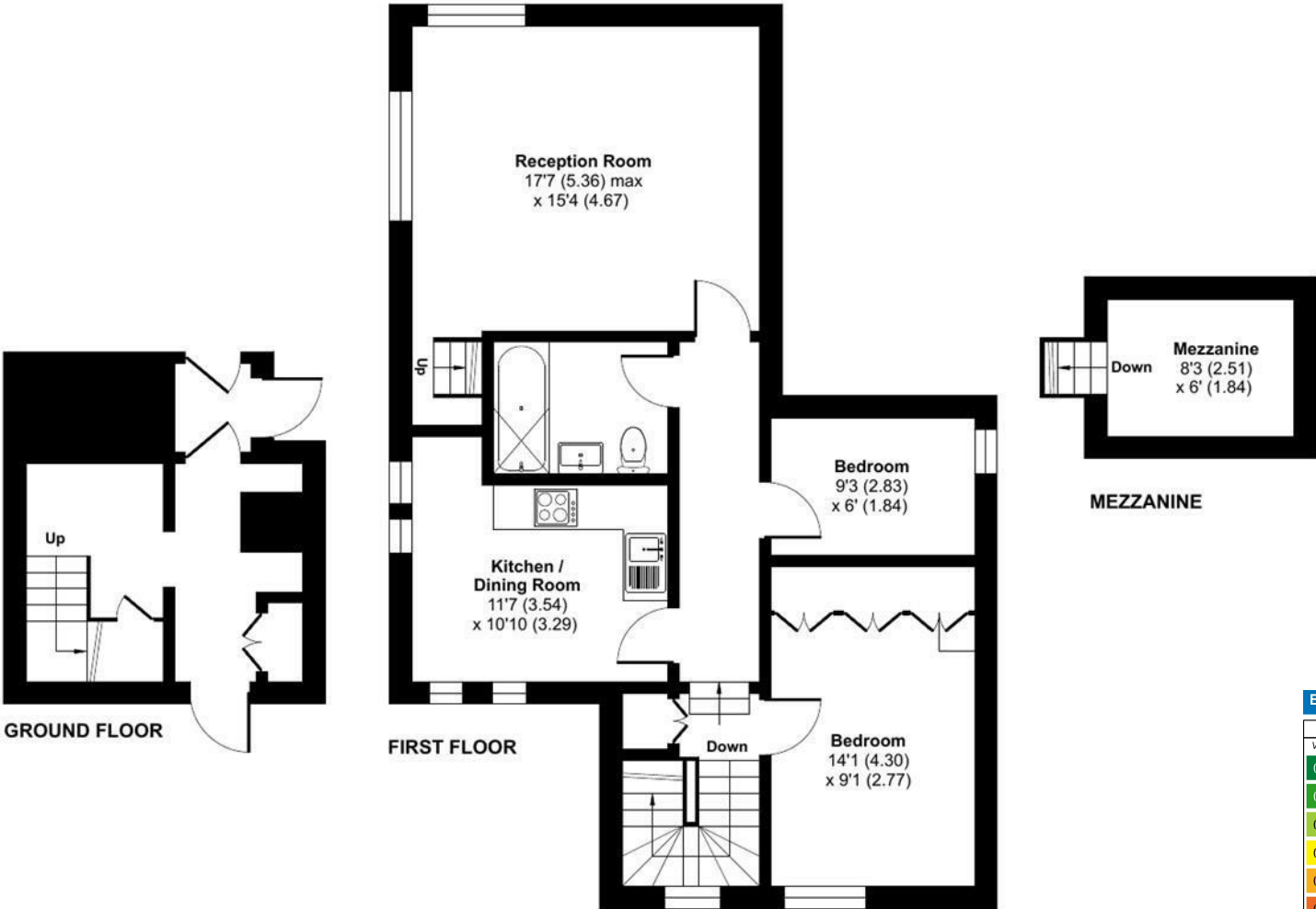
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

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# Church Road, Combe Down, Bath, BA2

Approximate Area = 873 sq ft / 81.1 sq m

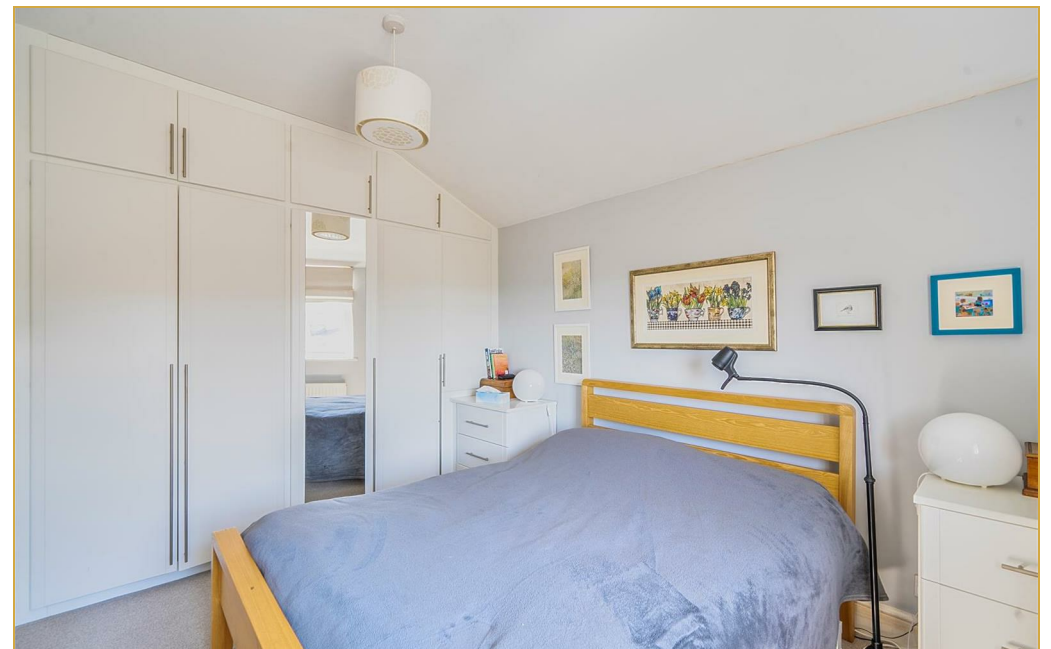
For identification only - Not to scale

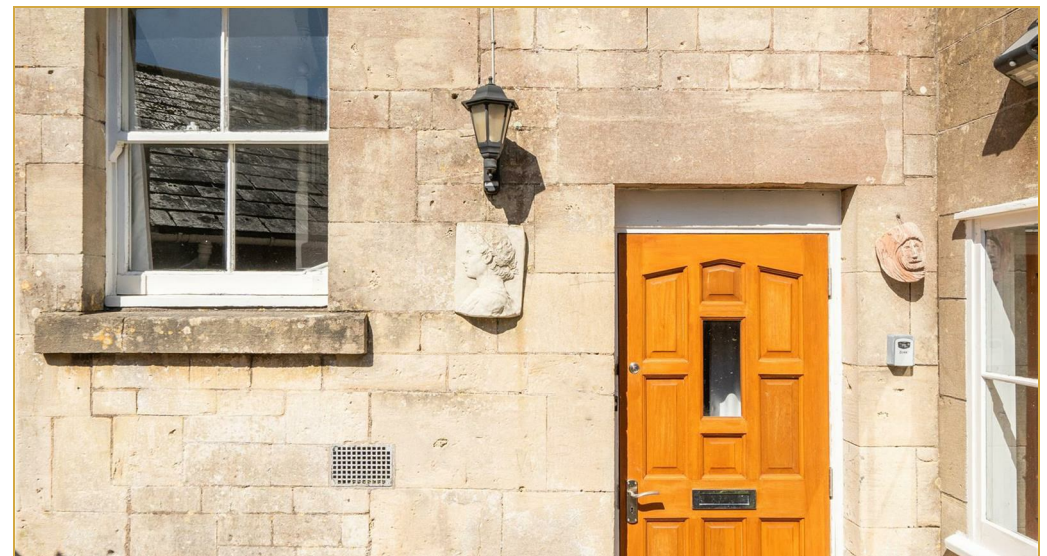


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		39	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1438712







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