



16, Tynning End, Widcombe, Bath. BA2 6A

Asking Price: £1,295,000



5 double bedrooms
and upstairs study



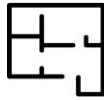
2 bathrooms, ensuite, and
downstairs cloakroom



Level, south-westerly
facing rear garden



Large driveway parking
for several cars



2100 Sq. ft. /196 Sq. m.



The Property

- Gorgeous family home with 5 bedrooms
- Extended over 2 storeys to give over 2000 sq. ft. of living space
- Plentiful bathrooms and shower rooms
- Loft conversion with bathroom
- Open plan kitchen/dining room
- Balanced, level rear gardens
- Large driveway parking

The location

- Heart of Widcombe location
- Minutes from the Widcombe Parade and walks along the river and canal
- Easy access to town, Sydney Gardens and the University
- Bath Spa Train Station: 0.6-mile walk
- Widcombe Primary Schools: 0.5-mile walk
- Beechen Cliff School and Hayesfield School (on Upper Oldfield Park): 1 and 1.3 mile walk respectively.
- Paragon School: 1 mile walk



The Property: Fantastically spacious and high-spec family home with large driveway parking and 2-storey extended accommodation in the heart of Widcombe.

Ground Floor: Beginning with a spacious hallway, the property offers a double-fronted feel with smart sitting rooms either side of the hall. These both feature bay windows with the sitting room open to the dining room (with an attractive Bath stone fireplace) and the snug/lounge discretely positioned across the hall. The dining room is open-plan to the kitchen and features plenty of space for family, mealtimes as well as attractive bi-fold doors to the garden.

The kitchen is most generous comprising a large selection of modern white units under composite stone worktops. Amongst the appliances are an induction hob (with hood over) double electric, eye-level oven and dishwasher. Stylish and hard wearing, Karndean flooring flows through the sitting/dining room, kitchen and utility.

Alongside the kitchen is a useful cloaks area with additional door to the garden and then an invaluable utility room (housing the GCH boiler) and downstairs WC complete the ground floor.

First Floor: Upstairs, there is excellent bedroom space, courtesy of the generous 2-storey extension. There are 4 double bedrooms on this level each with a lovely outlook over the cul de sac towards Bathwick Fields or up to Alexandra Park, respectively. Bedrooms 1 and 2 each have bay windows with the former enjoying a stylish ensuite shower room with oversize shower cubicle. To the rear are double bedrooms 3 and 4 with a high-quality bathroom between comprising a panelled bath, basin, WC, and shower cubicle. Finally, a small single room is ideal for use as a study, with attractive outlook

Second Floor: Upstairs again, the attic has been converted to form characterful bedroom 5 which enjoys Velux and dormer windows, a small landing space and good-sized, independent bathroom making it ideal for teenagers needing their own space.





Outside: To the front there is a very generous, brick-paved driveway with room for several vehicles and storage space to the side, accessing the rear.

The rear garden is level and features a lovely south-westerly aspect. It begins with patio seating and features a good-sized lawn with fenced boundaries and flower beds. There is the bonus of a large, modern metal pergola outside the dining room which can be adjusted to provide shade from the sun.

The Location: Widcombe is a highly desirable location and well-loved 'village' just to the South of the City Centre with the City and **Bath Spa train station** just a short walk away. At its heart, Widcombe Parade caters for day-to-day needs with a Co-op, convenience store, Doctor's Surgery, Pharmacy and Dentist. It also features the welcoming pubs/eateries, The Ram (with Widcombe Deli) Halfpenny Restaurant, and Columbian Café.

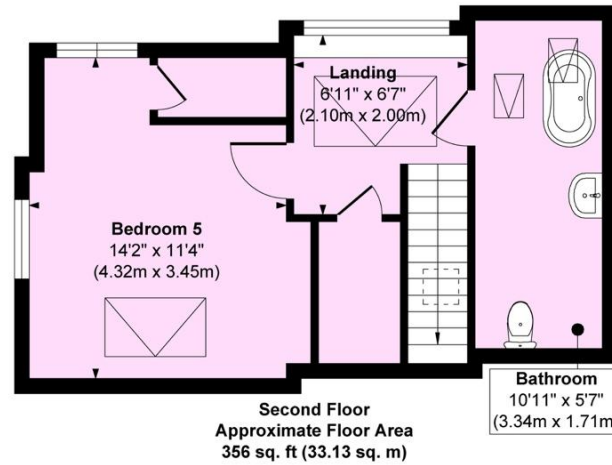
The National Trust skyline walk, connecting Widcombe to Combe Down, is situated close by and on nearby Bear Flat, there are further shops, cafes and services. There is also nearby access to local River Walks and the Kennett and Avon Canal.

You will also find the good range of highly regarded local schooling, including **Widcombe Juniors and Infants** and the **Paragon and Prior Park Independents schools**. Also within easy reach are extremely popular **Beechen Cliff and Hayesfield Secondary Schools**.

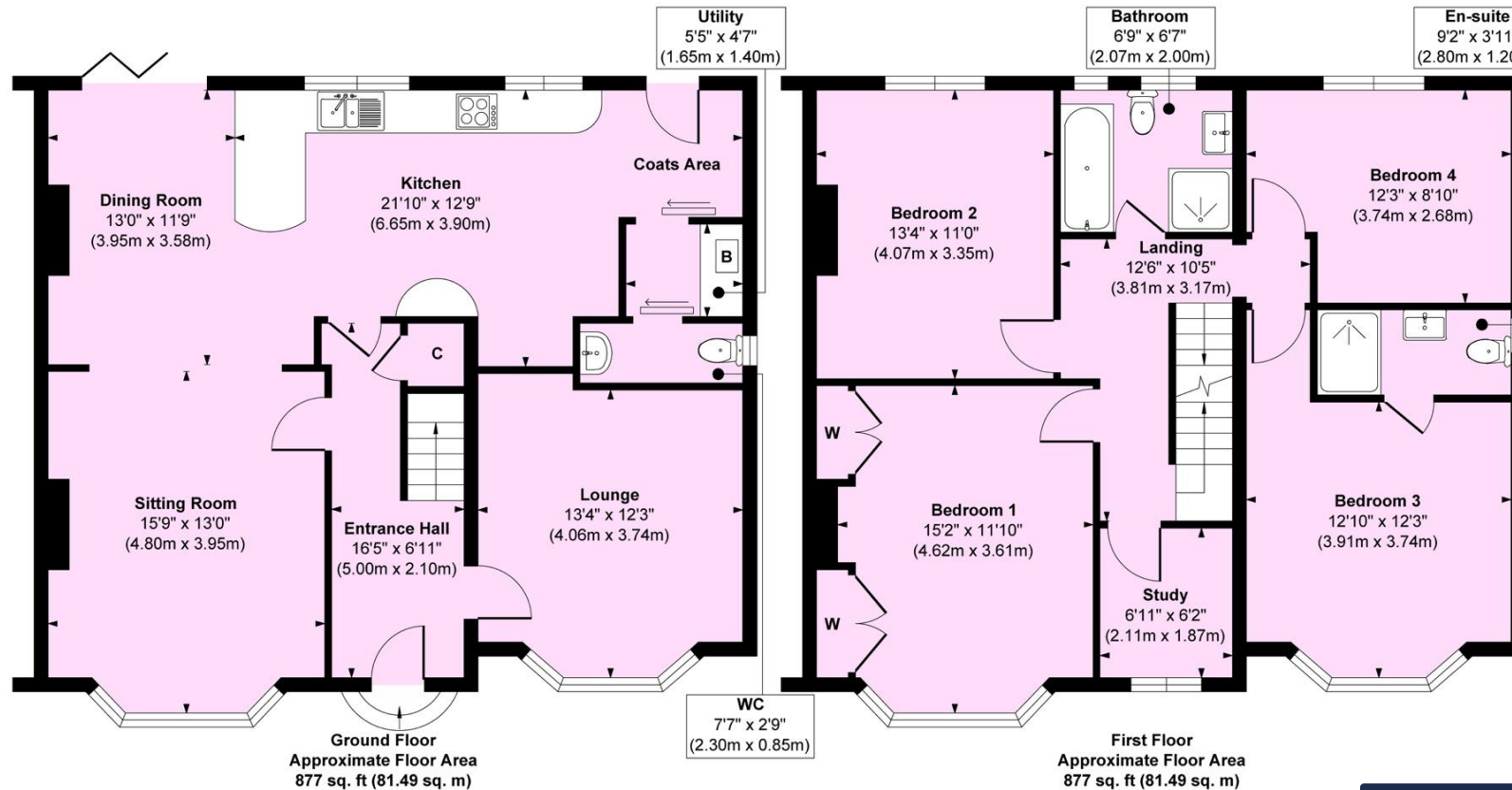


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



APPROX. GROSS INTERNAL FLOOR AREA 2110 SQ. FT / 196.11 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

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