



**For Sale** £720,000

**Dowding Road, Larkhall, Bath BA1 6QJ**

**Substantial semi-detached house with superb potential in this sought-after location.**

**Requires complete renovation | 4 Beds | 2 Receptions | Generous corner-plot gardens | Garage & Driveway**



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### What we like

Let's start with Dowding Road. It's an attractive mix of detached and semi-detached mid-20th-century houses, evenly spaced along the road within sight of the local church and just a short walk down the hill to the village centre. Number 12 occupies a larger than average corner-plot, about 36 metres deep, about 16 metres wide at the rear, narrowing to about 13 metres at the front. Despite its current condition, the house has a lot of appeal with its private and quiet setting. It's certainly a good enough location to create a much more expensive home and the current layout will be adequate for most households. For buyers with a larger budget, the property offers the chance to reimagine the layout, extend the accommodation and create a home of significant long-term appeal.

### History & Additions

The gravelled drive sits lower to the side of the house and it leads to a detached garage (probably built 40 to 50 years ago). The house has been in the same family ownership for nearly 50 years and there is a two storey extension to the rear that looks to be the same sort of age as the garage.

### Larkhall Lifestyle

Larkhall offers good schools and amenities with a range of independent shops, trendy eateries, butcher, post office, pub, co-op supermarket, The Rondo Theatre and the beautiful St Saviour's Church. It's Bath with a village vibe.

### Tenure

Freehold

### Council Tax

Band D

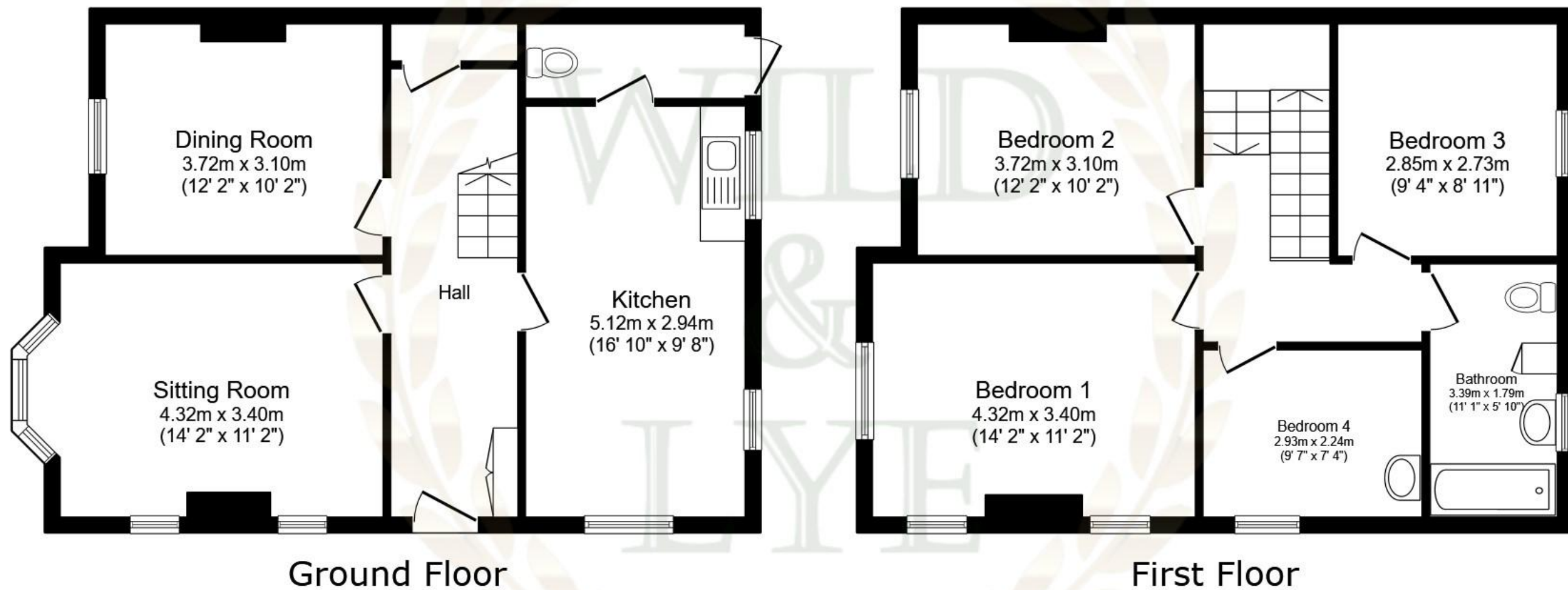
### Arrange a viewing

01225 443322

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EPC. Awaiting assessment.

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Total floor area: 117.7 sq.m. (1,267 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](http://www.Propertybox.io)





Hall



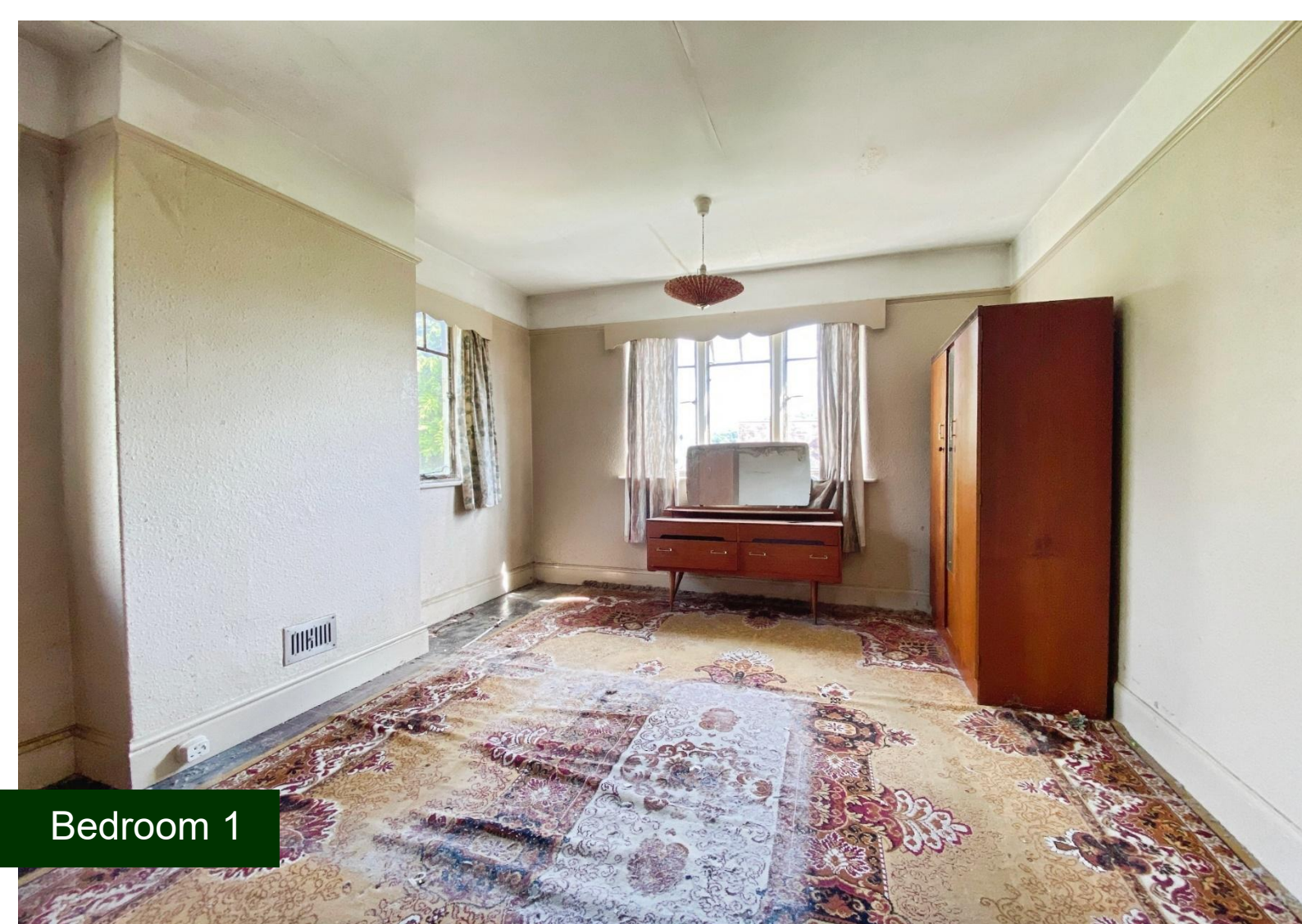
Sitting Room



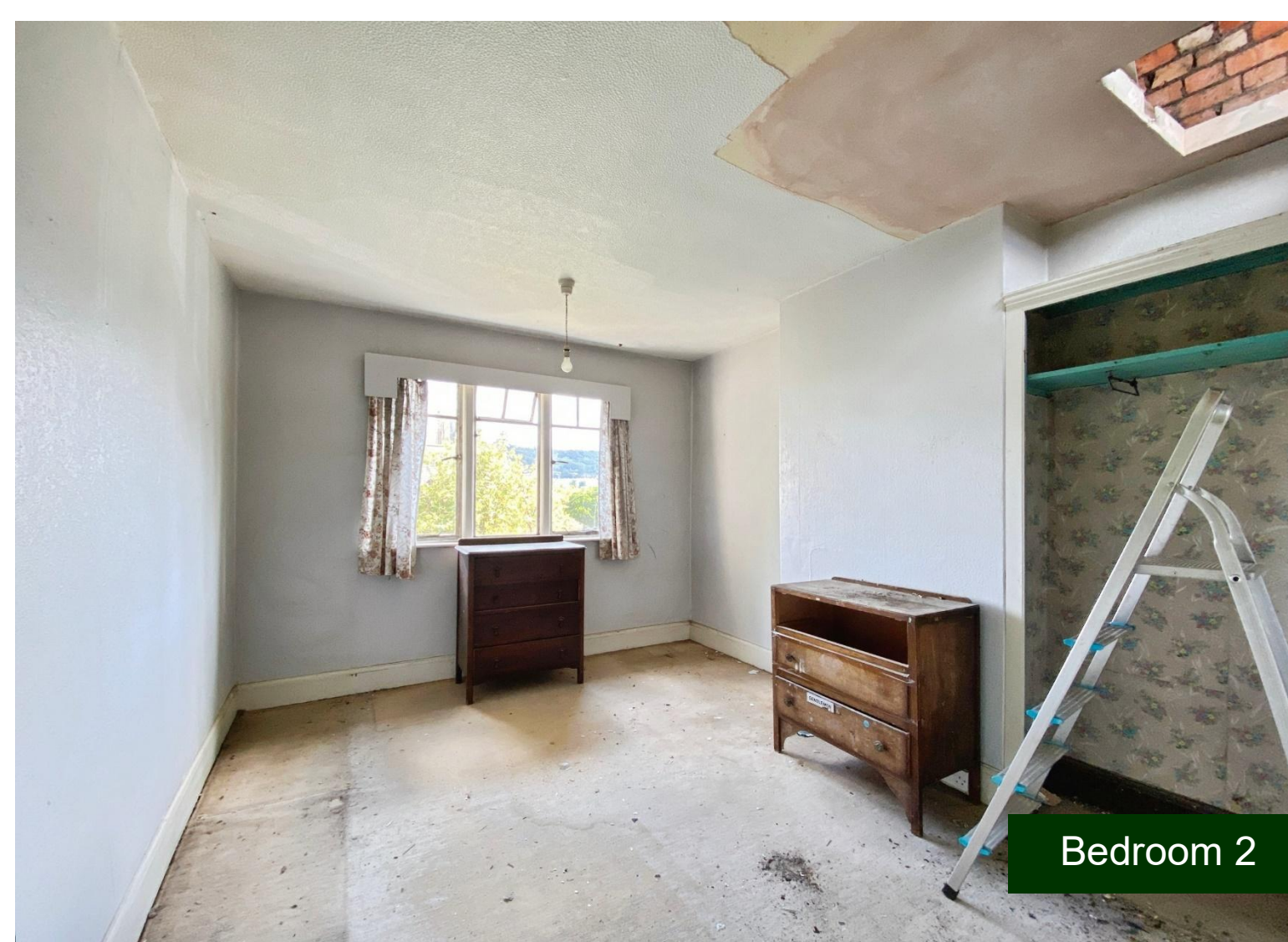
Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



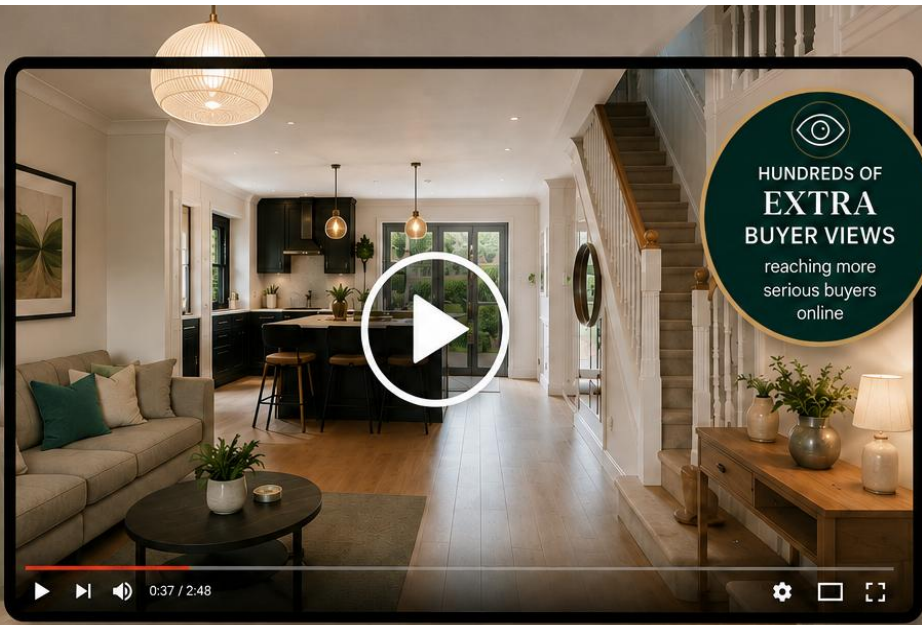
Rear Garden

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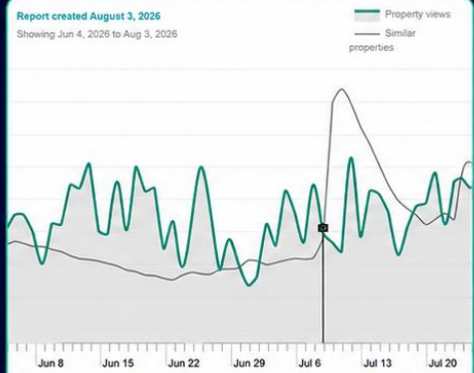
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