

# £372,400

Council Tax Band: C
Energy Efficiency Rating: C

# Mendip Gardens, Bath, BA2 2UT

Home Estate Agents are excited to bring to the market this stunning stone built three bedroom semi detached property believed to date from the 1930s and situated in the highly sought after location of Mendip Gardens. The benefits include an abundance of historic character, lots of private parking and a well proportioned garden. Early viewings are advised. Please call 01225 463006 to arrange an internal inspection.









Home Estate Agents are excited to bring to the market this stunning stone built three bedroom semi detached property believed to date from the 1930s and situated in the highly sought after location of Mendip Gardens.
The benefits include an abundance of historic character, lots of private parking, gas heating, double glazing and a well proportioned garden.
The property briefly comprises a lounge, dining room, kitchen, utility room, porch, three good sized bedrooms, a bathroom, as well as areas of hall and landing.
Externally, the front has a driveway for several cars as well as some landscaping. The peaceful rear garden is laid mainly to lawn and patio and features a very useful concrete building with electrical connection and plenty of doors and windows.
The situation of Mendip Gardens is unique, being a tree lined cul de sac just off the Wellsway. There are a variety of good schools in close proximity. The property is well located for local shops, including the legendary Taylor's Bagels.
The property offers excellent access to the city, the Universities and Bristol beyond.
Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

**Entrance Porch:**
Stone porch open towards street.

**Entrance Hall:**
UPVC part double glazed door with ornamental glass to front aspect, UPVC double glazed window to front aspect, radiator behind decorative cover, Dado rail, gas meter, electricity meter, fuse box, stairs rising to first floor landing.

**Lounge: 3.79m MAX x 3.36m MAX**
UPVC double glazed patio doors to rear aspect, UPVC double glazed windows over, radiator, period style fireplace surround, pleasant garden aspect.

**Dining Room: 3.32m x 3.29m**
UPVC double glazed bay window to front aspect, radiator, pleasant aspect towards street.

**Kitchen: 4.95m x 1.95m**
UPVC part double glazed door to side aspect, UPVC double glazed windows to side aspects, radiator, range of base and wall mounted units, single drainer stainless steel sink unit with mixer tap, integrated gas hob, electric cooker, integrated cooker hood, decorative mosaic tiles.

**Utility Room: 1.95m x 0.99m**
Heated towel rail, shelving, plumbing for washing machine.

**First Floor Landing:**
UPVC double glazed window to side aspect, built in storage cupboards with shelving, Dado rail, period style doors to all rooms.

**Bedroom: 3.3m MAX x 3.21m MAX**
UPVC double glazed bay window to front aspect, radiator.

**Bedroom: 3.8m x 3.19m**
UPVC double glazed window to rear aspect, radiator, pleasant garden aspect and views.

**Bedroom: 2.51m x 2.19m**
Double glazed window to front aspect, radiator, built in cupboard.

**Bathroom:**
UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with shower over, WC, heated towel rail, wall tiles.

**Parking:**
High quality ornamental driveway with parking for several cars.

**Front Garden:**
Areas of landscaping.

**Rear Garden:**
Laid mainly to lawn and patio with flower beds and shrubs.

**Building:**
Electric connection, UPVC part glazed door to front aspect, windows to side and rear aspects.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk*

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## 19 Mendip Gardens,
## Bath,
## BA2 2UT.

Call now, visit us in branch or go online to book your viewing.

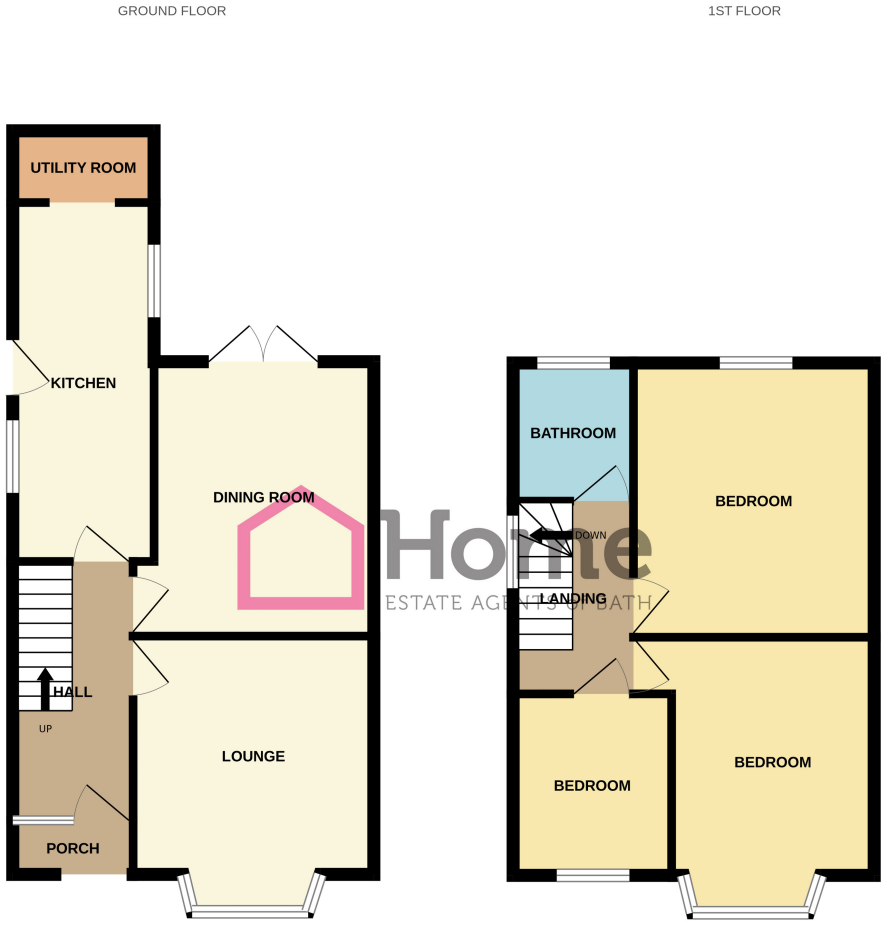

01225 463006

sales@ahea.co.uk

@at_home_bath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL


Home
ESTATE AGENTS of BATH





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