

£699,000

Energy Efficiency Rating: D

St Winifred's Drive, Bath. BA2 7HR.

An excellent opportunity has arisen to purchase this spacious 4 bedroomed detached family residence, set in a cul de sac location in Combe Down adjacent to spectacular countryside, Rainbow Woods and close to popular schooling. The property is in need of upgrading but once complete, would offer a stunning property in a premium location.









@ Home Estate Agents are favoured with the instructions to market this suburb 4 bedroomed detached family residence, situated in a cul de sac located in Combe Down. The property is in need of a full upgrade and make over but offers an excellent opportunity to purchase in a premium residential location close to the countryside. The accommodation briefly comprises: Entrance hall, shower room, sitting room, dining room, sun room, kitchen/breakfast room, 4 bedrooms and house bathroom. Outside there is plenty of off road parking with access to double garage, good sized front garden with access to mature rear gardens. The property offers easy access to local schools to include, Prior Park College, Monkton Combe, Ralph Allen and Combe Down Primary School. Further to this there are superb walks nearby towards Rainbow Woods, Claverton and beyond to Widcombe. An early inspection is advised.

Entrance Hall
Entered via front door, stairs rising to first floor landing, under-stairs cupboard, coving, doors to kitchen and siting room and door to:-

Cloakroom/Shower Room
Modern low flush WC, wash hand basin, radiator, shower cubicle with mixer shower, electric towel radiator, Glow-worm gas boiler (not tested), window to rear aspect.

Lounge: 5.63m x 3.76m
Feature stone fireplace with inset "living flame" gas fire, (currently disconnected), secondary glazed windows to front aspect, television point, radiator, coving.

Dining Room: 3.98m x 3.77m
Secondary glazed windows to front and side aspect, radiator, coving, casement door to small double glazed sun lounge, door to:-

Kitchen: 5.06m x 3.06m
Circular sink unit with tap over, range of base level and wall units, fitted hob (currently disconnected) and double oven, fitted worksurfaces, radiator, double glazed windows to side and rear aspect, space for washing machine, fridge and freezer, door to double glazed rear lobby with double glazed door to rear garden.

First Floor Landing
Access to loft, airing cupboard, further fitted storage cupboard, doors to

Bedroom One: 4.33m x 3.78m
Secondary glazed windows to front aspect, range of fitted bedroom furniture, radiator, further triple fitted wardrobe.

Bedroom Two: 4.33m x 3.77m
Secondary glazed windows to front aspect, radiator, fitted cupboard.

Bedroom Three: 3.09m x 2.88m
Range of fitted bedroom furniture, radiator, window to side aspect.

Bedroom Four: 3.06m x 2.27m
Window to side aspect, radiator.

Bathroom
Modern suite of panelled bath with mixer tap, low flush WC, wash hand basin, tiled splashbacks, radiator, window to rear aspect.

Front Garden
Full width front garden laid to lawn with mature hedging, trees and shrubs, access to:-

Rear Garden
Mature rear garden laid to trees, shrubs and privacy hedging.

Garage/Parking
Driveway giving plenty of off road parking. Access to double garage with separate up and over door, power and light, side door.

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

www.ahea.co.uk

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11 St Winifred's Drive,
Bath
BA2 7HR

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

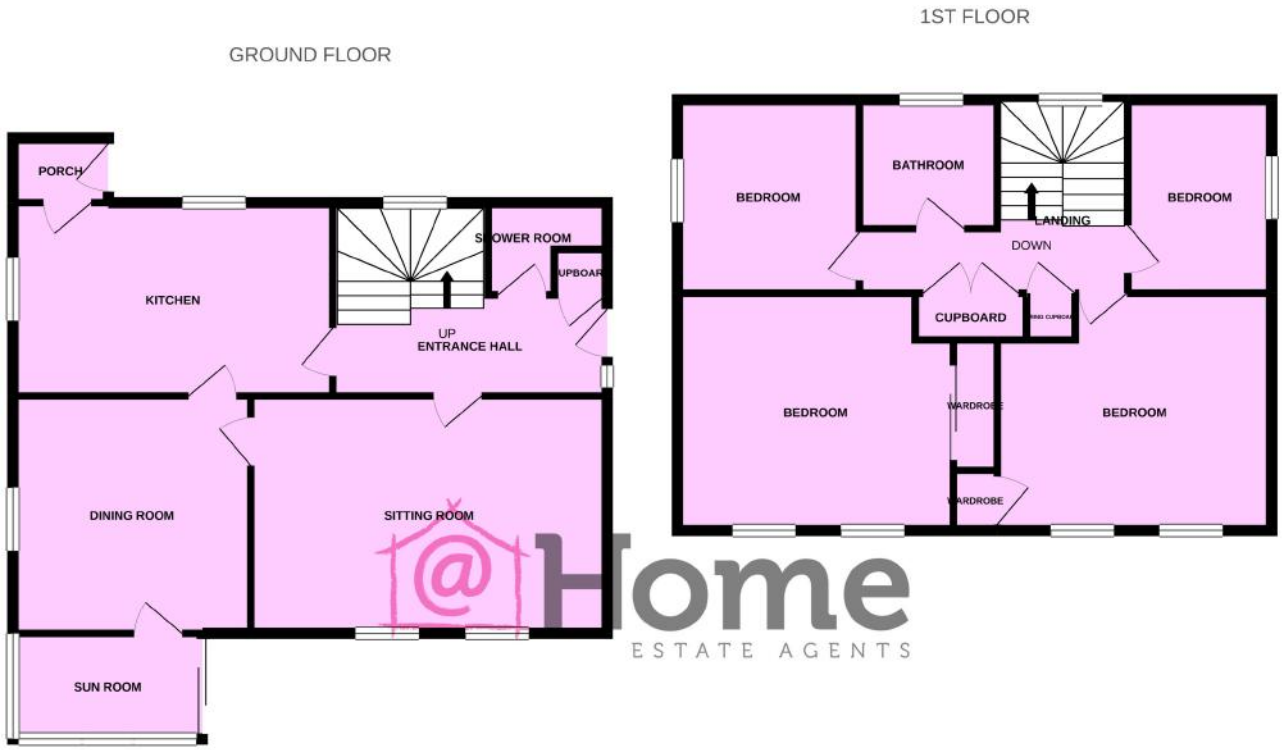
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