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Residential Sales

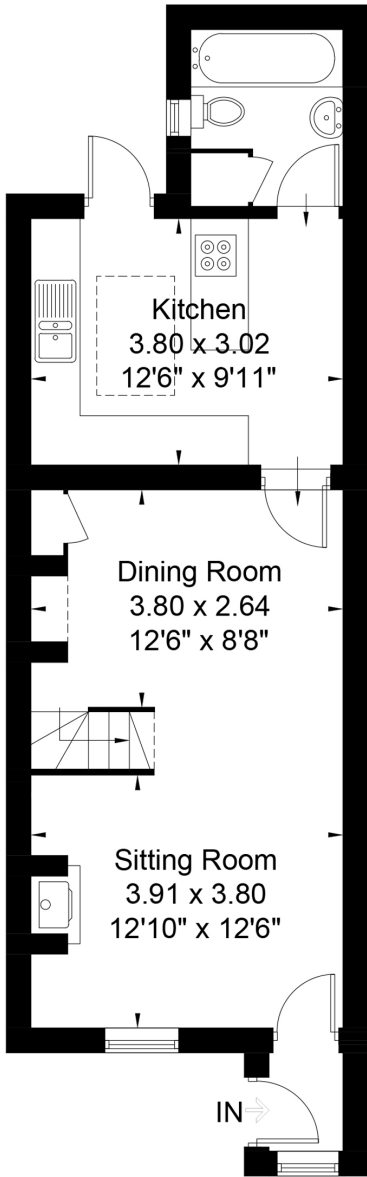


Hampton View, Bath

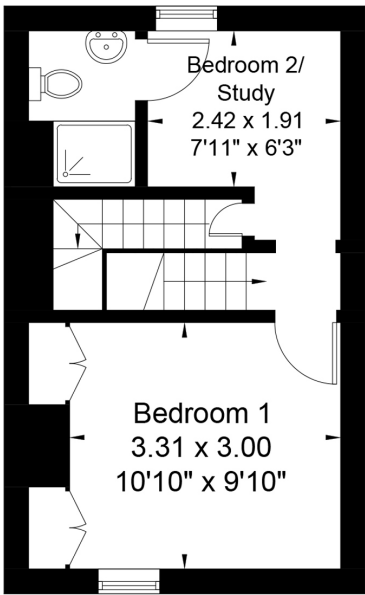


14 Hampton View, Bath, BA1 6JL

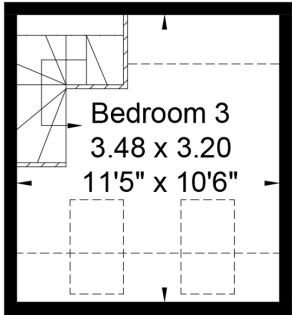
Approximate Gross Internal Area = 78.3 sq m / 843 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

14 Hampton View
Bath
BA1 6JL

A pretty 2/3 bedroom mid terrace Victorian cottage, located in a sought after cul de sac, close to excellent local amenities and within easy reach of Bath city centre.

Tenure: Freehold

£385,000



Situation

Hampton View is a quiet cul de sac of attractive mixed architecture, leading off Fairfield Park Road and enjoying fine elevated views across the Swainswick Valley over the neighbouring allotments.

Fairfield Park is a hugely popular residential area enjoying a comprehensive range of local amenities which include a excellent doctor’s surgery, a local convenience store, public house, beautician, barbers, hairdressers and pharmacy. Buses run regularly from nearby Camden Road into Bath city centre and Larkhall Village.

There is also an excellent range of local schools which include St Stephens School in Lansdown, St Saviours and St Marks Schools in Larkhall Village and Kingswood and The Royal High School on Lansdown Road.

The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and Lansdown tennis squash and croquet club is a short walk away. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains connected
Heating: Gas central heating
Tenure: Freehold
Council Tax Band: C

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Description

14 Hampton View is a pretty mid terrace Victorian family home, with tastefully presented and deceptively spacious accommodation arranged over 3 floors.

The property is entered into a charming open plan living and dining space with original exposed floorboards and a wood burning stove, this is linked at the rear to a recently extended contemporary kitchen with a large central island and a range of well fitted units. In addition, there is a well-appointed family bathroom and fitted utility cupboard housing the washing machine.

On the first floor the master bedroom is to the front and has built-in-fitted wardrobes. To the rear there is an occasional bedroom 3 with a raised sleeping platform and an en suite shower room.

The attic space has been converted to create a further light and airy double bedroom with 2 Velux windows to the front.

Externally to the front there is a pretty well stocked gated ornamental courtyard garden and to the rear accessed from the kitchen there is a raised and decked sun terrace which leads down to a small par terre gravelled garden.

Accommodation

Ground Floor

Entrance Lobby

With recessed coir matting, cupboard housing the utilities, double glazed window to front aspect and part glazed door through to open plan sitting and dining room.

Open Plan Sitting/Dining Room

Sitting Room

With original exposed floorboards, Bath stone surround fireplace with fitted woodburning stove, recessed shelving to either side, double glazed window to front aspect with radiator under.

Dining Area

With original exposed floorboards, radiator, Bath surround fireplace recess, original fitted cupboards to right hand side and staircase to first floor.

Part glazed door to kitchen.

Kitchen

With wooden flooring, part panelled walls, central island with wooden worksurface, 4 ring gas hob, a range of contemporary floor and wall mounted units cupboards and drawers, wooden worksurface and upstand, 1½ bowl stainless steel sink, swan neck mixer tap, integrated AEG electric oven and Bosch dishwasher, recessed ceiling spotlights, glazed ceiling light and glazed door through to rear garden.

Family Bathroom

With chequered tiled flooring, panelled bath with fully tiled surround, pedestal WC, pedestal basin, fully tiled walls, radiator, casement window to rear aspect, cupboard housing the washing machine and central ceiling spotlights.

Stairs with fitted carpet rise to the first floor.

First Floor

Master Bedroom

With fitted carpet, double glazed window to front aspect, radiator and 2 fitted wardrobes with louvre doors.

Occasionally Bedroom 3

With painted floorboards, double glazed window to rear aspect with radiator under, fitted bookshelves and mezzanine level sleeping platform.

Shower Room

With chequered vinyl flooring, pedestal WC, wall mounted basin with tiled splashback, fully tiled and glazed shower unit with handheld and rain shower over, extractor fan and central ceiling light.

Stairs with fitted carpet rise to the top floor.

Top Floor

Attic Bedroom

With fitted carpet, 2 Velux windows to front aspect, radiator under and central ceiling light.

Externally

To the front there is a big pretty gated well stocked ornamental courtyard garden and to the rear accessed from the kitchen there is a raised decked sun terrace with steps that lead down to a small par-terre gravelled garden.

