Ringlet Road

Odd Down, Bath, BA2

Asking Price: £360,000

Madison Oakley



- Coach house
- 2023 build
- 919sqft
- Remainder of NHBC warranty
- Garage & parking space
- Private front door
- Two double bedrooms
- Two bathrooms
- Open plan reception/kitchen space
- Bonus ground floor store/home office



Built in 2023 by Countryside Homes, a superbly spacious 919sqft first floor detached coach house with private front door, garage and parking.
Tucked away close to open fields on the southern plateau of Bath, this is an idyllic location for a city base or an absolutely excellent lock up and leave/investment.
Ground floor hall with stairs to main accommodation and access to a useful storeroom or home office space. First floor open plan sitting/dining/kitchen at the south end of the property. Two double bedrooms (master ensuite) and a three piece bathroom complete the layout. Private single garage adjacent to front door with another parking space in bays opposite.
Remainder of NHBC 10yr warranty in place. Superb energy efficiency rating.
Convenient for city access via Odd Down Park & Ride. Local shops at Upper Bloomfield Rd or Sainsburys on Frome Rd.

EPC rating B
Council tax band B
Tenure Freehold







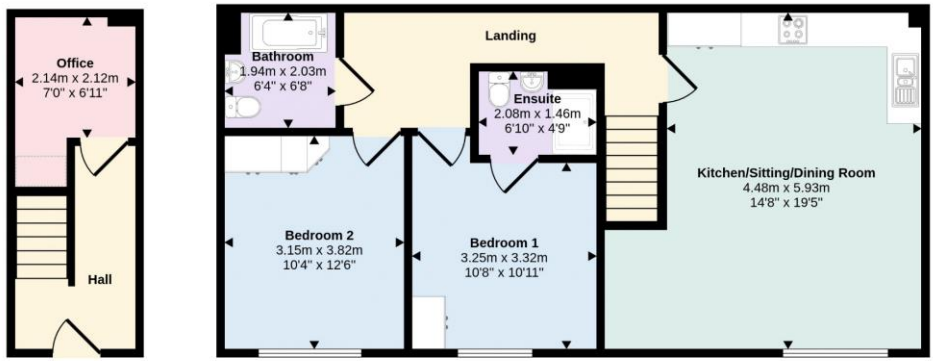








Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 12 sq m / 133 sq ft

First Floor
Approx 73 sq m / 786 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Accommodation

Ground floor entrance hall and storeroom/office. Stairs to first floor landing, open plan sitting/dining/kitchen, two double bedrooms (Master with ensuite shower room) and bathroom.

External Amenities

Single garage with additional parking space in bays opposite. Internal garage measurements 19ft7 x 9ft9 max.

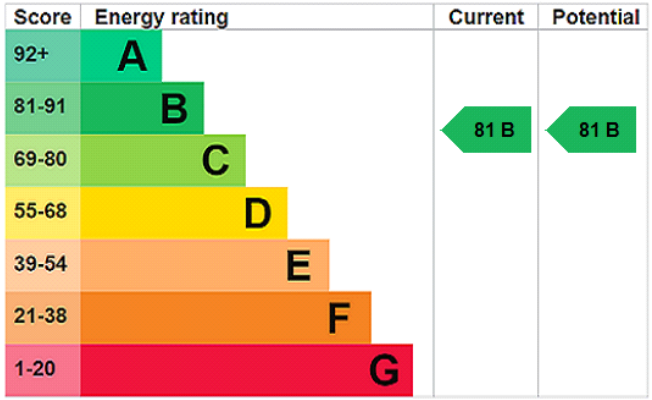
Location

Sitting on the edge of the southern ridge of Bath, close to the ancient Wansdyke and overlooking the rolling countryside of the Combe Hay/South Stoke valley. 2.7 miles to Bath Spa station via A367 Wellsway. 800yds to Odd Down Park & Ride. Multiple local bus routes via the A367 and Upper Bloomfield Rd.

Agents Notes

Estate charge £180pa.





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