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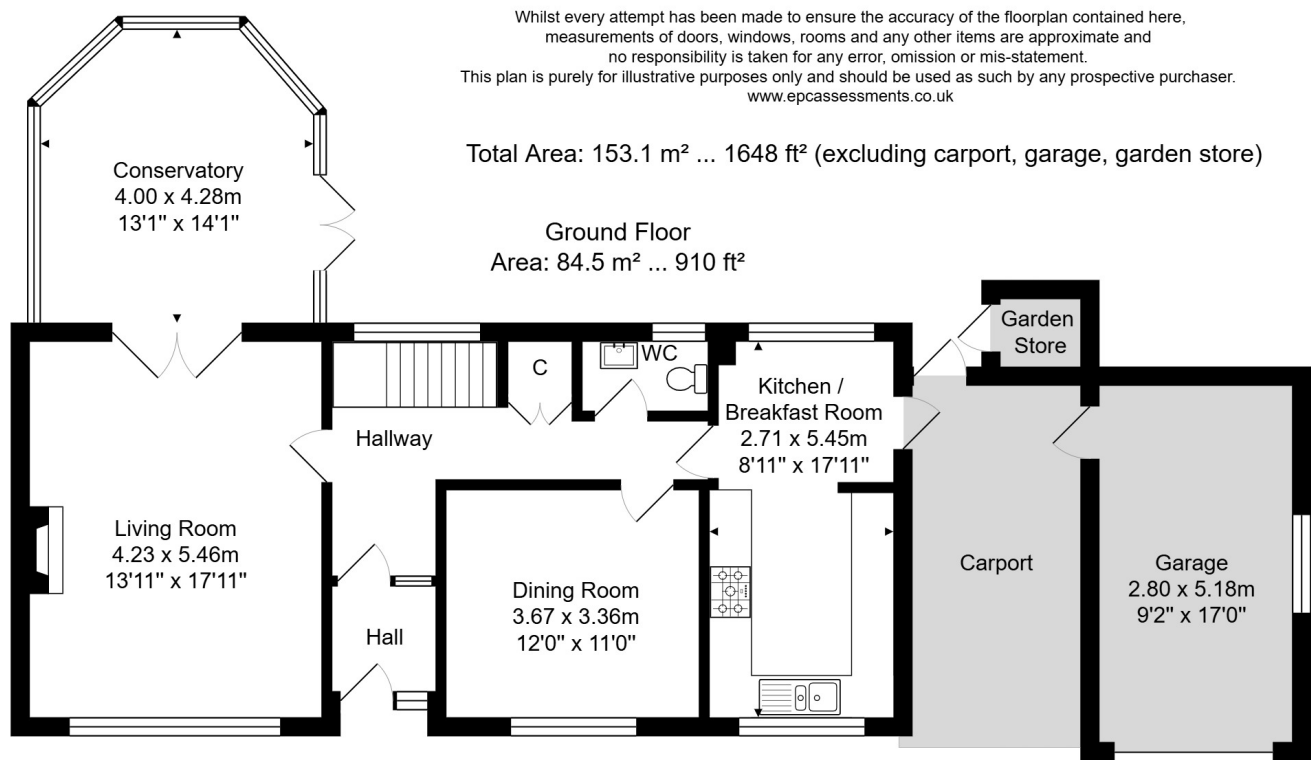
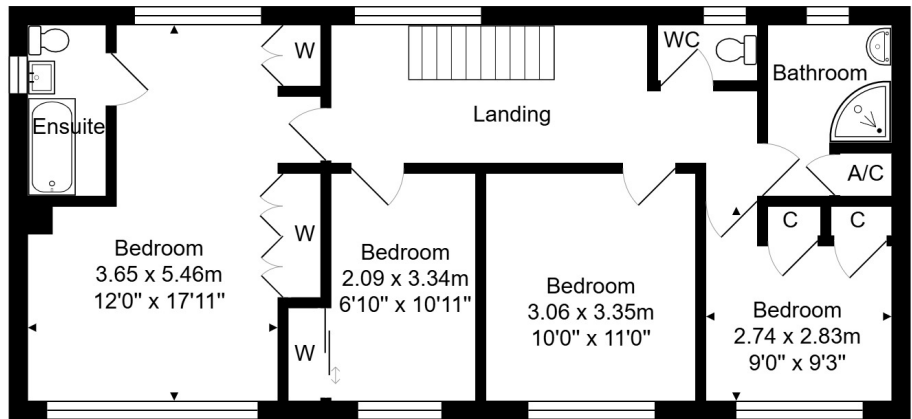
Bath & Bradford on Avon

Residential Sales



Claverton Down, Bath





First Floor
Area: 68.6 m² ... 738 ft²

12 Woodland Grove
Bath
BA2 7AT

Set in a quiet cul-de-sac, this 4 bedroom family home offers ample space, level gardens and parking as well as scope for modernisation and extension subject to relevant consents.

Tenure: Freehold

£850,000

Situation

Claverton Down is a highly sought-after residential location on Bath’s leafy southern slopes, positioned beautifully on the edge of the Bath Skyline walk and within easy access of Bath city centre.

There are excellent local amenities on the doorstep in Combe Down village along with wonderful facilities at Bath University, Combe Grove Manor Country Club and Hotel and many good schools including; Ralph Allen, Prior Park College, Monkton Combe, Combe Down Infants School and King Edwards Schools on nearby North Road. Widcombe Infant and Junior Schools are also within the catchment area.

Close by are the amenities at Bathwick Hill to include; Tesco Metro Store, Dexter’s Café and Myrtle Mee Florist.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax Band: F

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Description

The property is approached via a generous brick block driveway or a paved pathway to the front door. The level front garden faces approximately south west and has a central brick-built, feature planter. The driveway leads to the garage, carport and side access to the house and also the rear garden.

Once inside the property, the space is excellent, there is a large sitting room overlooking the front lawn, with a half brick-built conservatory leading to the patio and rear garden. The dining room sits centrally within the building and is adjacent to the kitchen/breakfast room.

Upstairs there are 4 light bedrooms with a family bathroom and ensuite to the main bedroom.

The rear garden is mainly laid to level lawn with flowering borders, mature trees and a flagstone style patio immediately to the house.

Accommodation

Ground Floor

Covered Entrance Porch

With obscured glazed front door leading to hallway.

Hallway

With hanging space, further internal door and window leading to the inner hall.

Inner Hall

With alarm panel, understairs storage cupboard, single panelled radiator and door leading through to the sitting room.

Sitting Room

With front aspect double glazed window, double panelled radiator, bay feature stone fireplace with inset gas flame effect fire, double doors which lead to conservatory.

Conservatory

Being of half brick-built construction, triple aspect with glazed roof, opening fan light windows, double doors leading out to the patio and garden, wall lights and power.

Cloakroom

Comprising low flush WC, wash hand basin, vanity cupboard, tiled splashback, further wall mounted vanity cupboard, electric heater, rear aspect frosted double glazed window and tiled flooring.

Dining Room

With front aspect double glazed window and double panelled radiator.

Kitchen/Breakfast Room

Being dual aspect to front and rear with double glazed opening windows. The breakfast area having single panelled radiator, wall mounted Worcester boiler and tiled flooring.

Tiled flooring continues into the kitchen which comprises matching range of eye and base level units, roll top worksurface areas, 1½ bowl stainless steel sink, mixer tap, drainer, 5 ring Neff gas burning hob, stainless teel extractor with light over, high level double oven incorporating grill, built-in fridge/freezer, built-in Neff dishwasher, part tiled walls and door out from the kitchen to the carport.

From the carport there is a door to the rear garden and door to the garage.

From the hallway stairs rising to the first-floor landing and window.

First Floor

Landing

With access to the loft, further rear aspect window and single panelled radiator.

Bedroom 1

With dual aspect to front and rear with double glazed windows, single panelled radiator, range of built-in wardrobes and door through to en-suite bathroom.

En-Suite Bathroom

Comprising low flush WC, wall mounted wash hand basin, mixer tap and splashback, bath with mixer tap and telephone shower attachment, single panelled radiator, side aspect frosted double glazed window, tiled flooring, downlighting and extractor fan.

Bedroom 2

With front aspect double glazed window, single panelled radiator, pedestal wash hand basin and tiled splashback.

Bedroom 3

With front aspect double glazed window, single panelled radiator and built-in shelved wardrobe.

Bedroom 4

With front aspect double glazed window, single panelled radiator, range of wardrobes and cupboards over.

Shower Room

Comprising walk-in corner shower cubicle with thermostatic shower, chrome riser and monsoon shower head, wash hand basin, vanity cupboard below, water heated towel rail, tiled flooring, part tiled walls, extractor, downlighting and airing cupboard housing the hot water cylinder.

Separate WC

With low flush WC, electric towel and rear aspect frosted double glazed window.

Externally

To the front of the property there is a large brick-block driveway providing hard standing and off-road parking for 4 vehicles which leads to the carport and single garage,

The front garage is mainly pebbled with central circular feature planter, privacy front hedge, further mature planting and a slabbed path leads to the front door.

To the rear there is a large terrace with flag stone slabs and then mainly laid to level lawn, enclosed to all sides, mature planting and green house.

Garage

With up and over door, consumer unit, electric meters, side aspect window, shelving, power and lighting.

