

148 NORTH ROAD, BATH BA2



Winkworth



148 NORTH ROAD BATH BA2 5DL

A Charming Grade II Listed 3 bedroom mid terraced cottage in the popular Combe Down area of Bath with a double garage

The House

Living Room | Dining Room | Kitchen | Utility | 3 bedrooms | Cellar | Home office | Double garage.

Bath office

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See things differently.

DESCRIPTION

A truly charming Grade II Listed fully refurbished three bedroom terraced house in the popular Combe Down area of Bath. The accommodation is arranged over two storeys. On the ground floor the accommodation comprises an entrance hall leading to a spacious sitting room to the left. The sitting room has a log burner surrounded by built in storage cupboards and shelved alcoves. The very spacious dining room has access via oak French doors to the garden. The kitchen is situated at the rear of the house and comprises a range of base and wall units with integrated appliances. Off the kitchen is the bathroom and utility area. An exposed staircase leads from the sitting room up to the first floor landing which leads to the bedrooms. Bedroom one is a very spacious double bedroom with feature fireplace and full length wardrobes, stripped wooden floor and sash window to the front aspect. Bedroom two is a good size double with feature fireplace, stripped wooden floor, built in wardrobes to one wall and sash window to the rear aspect. Bedroom three is a single room or could be utilised as a study with sash window to the front aspect and exposed Bath stone wall. There is a cellar on the lower ground floor which is accessed via stairs from the hallway. It is a spacious room offering additional accommodation or storage. The ceiling height is around 7' and the room retains its original fireplace and houses a newly installed Viessmann boiler and Unicyl thermal hot water cylinder.



OUTSIDE

Externally a delightful south facing rear garden extends to approx 150' in length. It has been divided to provide a tranquil stone-chipped seating area to the rear of the property with wood store and small storage shed. To the rear is the lawned area with established beds, hedge, shrubs and small trees. A stone path leads to the rear of the garden where you find a long stone chipped driveway and to the rear a stone built outbuilding which has been converted to a home office which is boarded, insulated and has internet and power. There is also a stone-built detached double garage which is accessed via a lane from North Road. The garage has an electric door and provides parking for two vehicles, power and light.

LOCATION

The property is just a short walk from the centre of the village which houses the popular deli, doctor's surgery, garage, convenience shop and a popular primary school. There are a couple of pubs within easy reach and the Skyline Walk and Rainbow Woods are almost directly opposite. There are two excellent private schools nearby (Prior Park College and Monkton Combe Junior and Senior Schools) and Ralph Allen Secondary school which is an excellent state school. The Firs field playground is just around the corner which is lovely for dog walking and a number of community events. It is approximately a 25 minute walk to centre of town.

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

D

EPCS

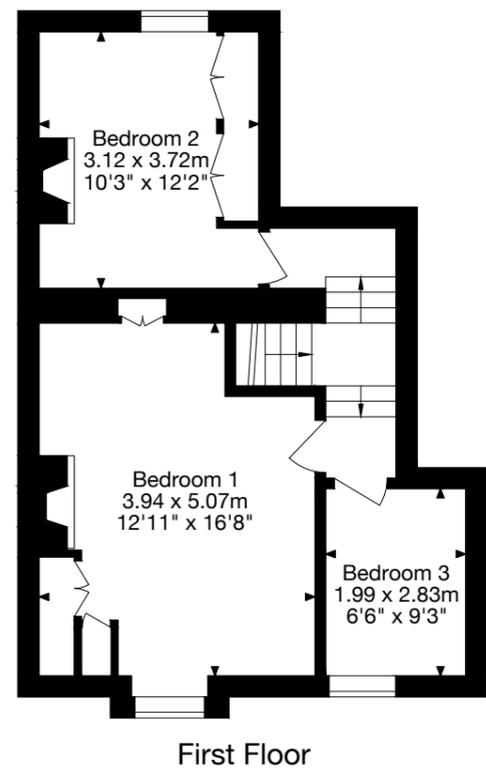
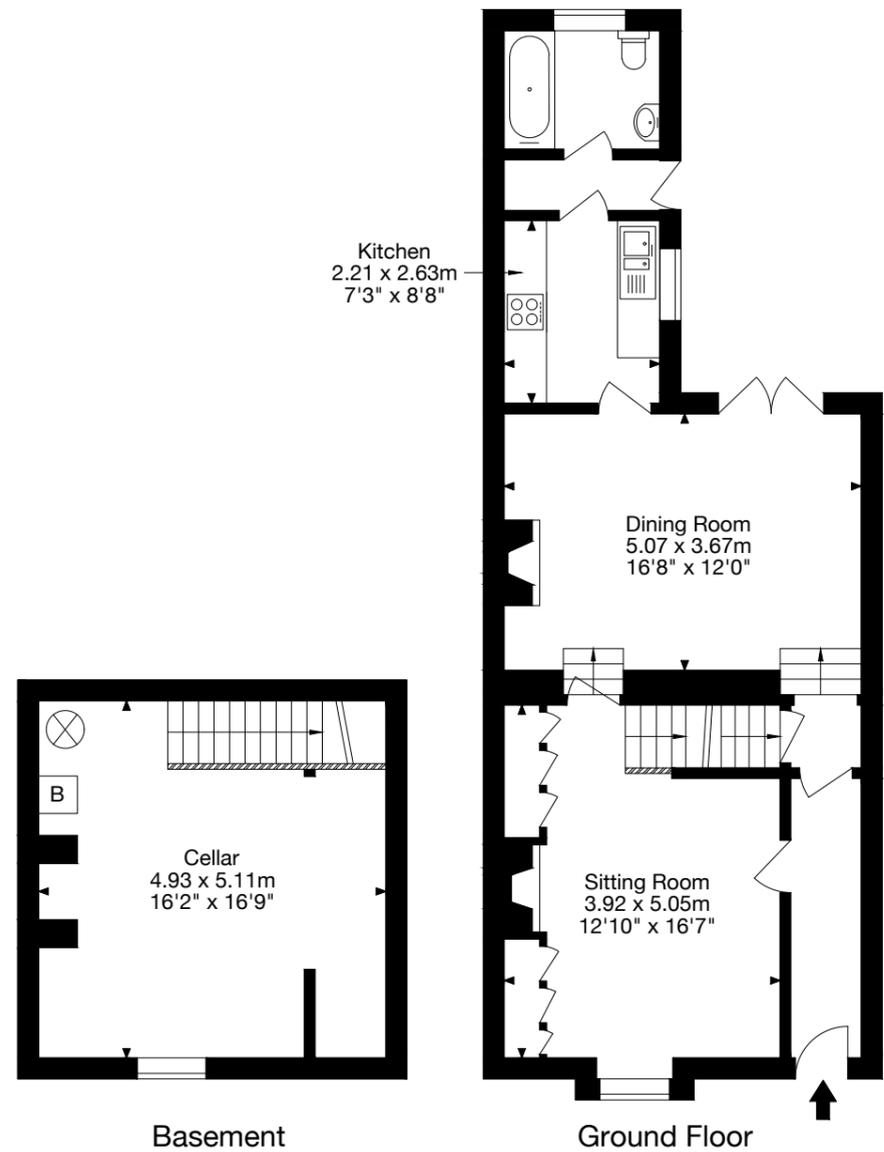
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VIEWING

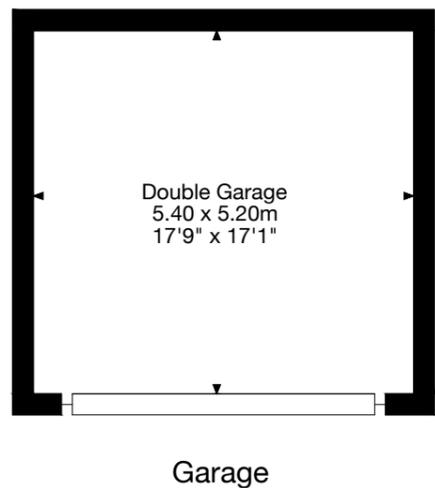
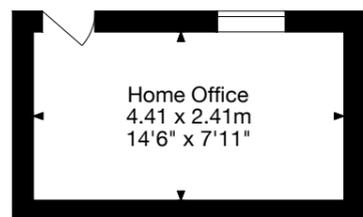
Strictly by appointment via sole agent Winkworth 01225 829000



148 North Road, Bath BA2 5DL
 Gross Internal Area (Approx.)
 Total Area = 163.9 sq m / 1,764 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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