



DOWNSIDE CLOSE, BATH, BA2
£625,000 FREEHOLD

Winkworth



DOWNSIDE CLOSE, BATH, BA2

**Entrance Hall | Cloakroom | Dining room | Kitchen |
Utility room | 4 Double bedrooms | Bathroom | Garage.**

Planning for extension . Planning ref no: 20/02575/FUL

A 1970s detached 4 bedroom house in the popular Bathampton area of Bath.

The accommodation is spacious throughout and the current owners have obtained planning consent for extensive remodelling and further extension.

On the ground floor there is a spacious hallway with wood flooring. There is a cloakroom off the hall as well as a large front to back drawing room with patio doors onto the rear patio. Also on the ground floor there is a dining room with views toward Solsbury Hill and the kitchen which leads through to the utility room and garage.

Upstairs there are four double bedrooms and a family bathroom.

Outside

Externally the home has both garage and driveway parking while to the rear is both patio and great corner plot lawn with views across to Brown's Folly.

LOCATION

Bathampton is just 2 miles from the heart of the historic City of Bath. The village has both a doctors surgery and dentist, and a Spar convenience store. There are also a number of schools in the vicinity. These include Ofsted rated 'outstanding' Bathampton Primary, Bathwick St Mary's and King Edwards School. At the end of Bathampton Lane is The George situated on the edge of Kennet & Avon Canal offering fine food and drinks. There is also the Bathampton Mill with delightful river views. It is a delightful walk into the city centre along the Kennet & Avon towpath.

Council Tax Band F





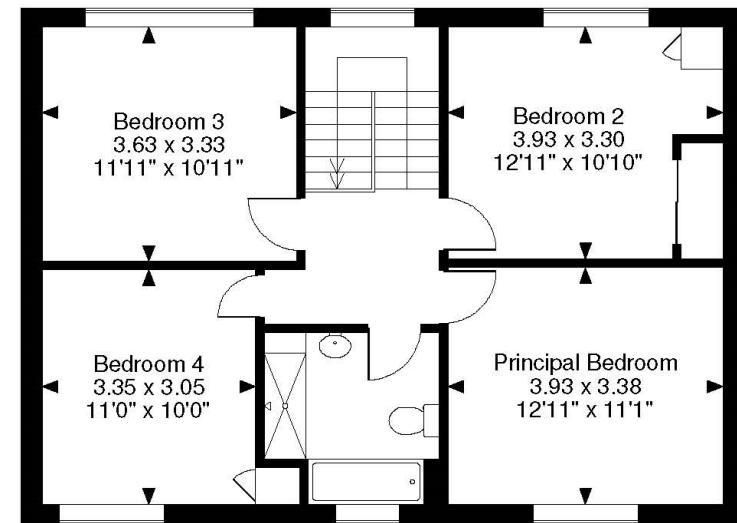
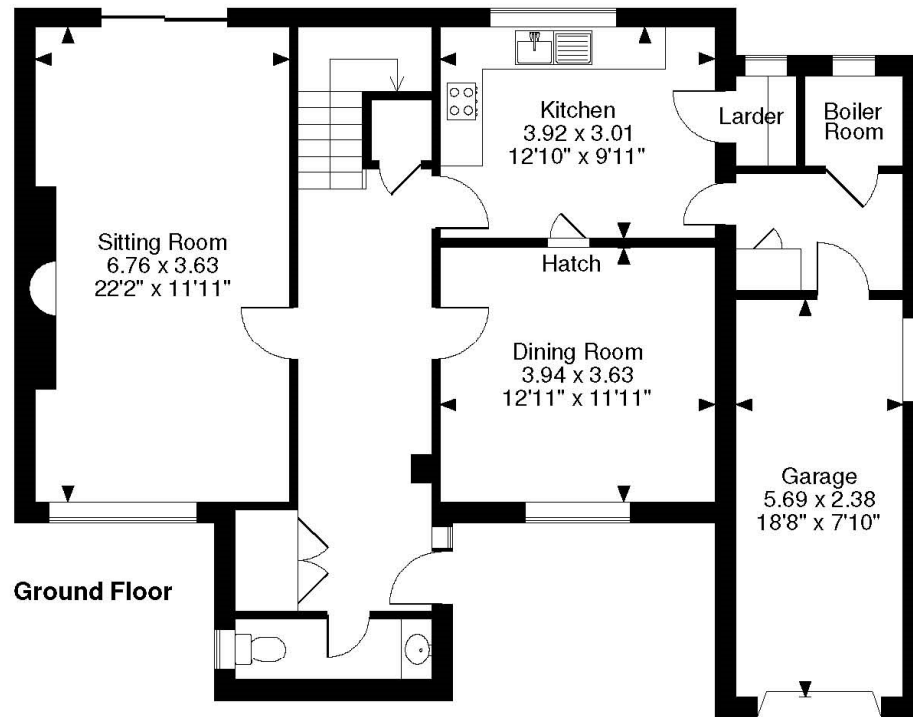
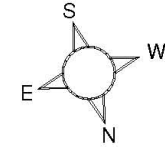
Downside Close, Bathampton, Bath, Somerset

Approximate Gross Internal Area

Main House = 1550 Sq Ft/144 Sq M

Garage = 146 Sq Ft/14 Sq M

Total = 1696 Sq Ft/158 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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