



Horstmann Close, Somerset, BA1

£750,000 *Freehold*



Four bedrooms | 2 Receptions | Kitchen |
En suite | Bathroom | Garage | Parking.
Conservatory | Rear Garden.

KEY FEATURES

- Located in the popular Newbridge area of Bath
- Quiet Square
- Nearby shops on Chelsea Road
- Excellent local schools



Bath

01225 829 000 | bath@winkworth.co.uk

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DESCRIPTION

Description

A well appointed modern Townhouse of a neo classical design constructed in 2003 by Crest Nicholson set in a sought after development in the Newbridge area of Bath close to local amenities and excellent transport links.

On the ground floor the property has an entrance hall with cloak/wc, a snug/sitting room and a spacious kitchen/dining room with a range of built in appliances. French doors lead from the kitchen to a conservatory beyond which is a courtyard garden. The property has the advantage of a single garage with pedestrian access from the garden and an additional parking space.

On the first floor there is the main drawing room overlooking the front aspect with 3 sets of double doors with Juliette balconies. Also on this

floor at the rear of the house is the master bedroom which has a good range of fitted wardrobes and an en suite shower room.

The top floor has a further double bedroom, main bathroom and 2 single bedrooms.

TENURE: We understand from Land Registry information that the house is freehold and the garage is leasehold for a term of 999 years from 2002. There is a maintenance charge of circa £300 per annum (confirmation of the precise figure is awaited)

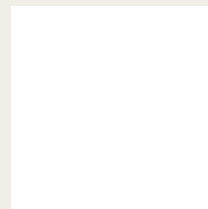




LOCATION

Horstmann Close is situated on the west side of the City in Newbridge. Newbridge is a popular mostly Victorian and Edwardian residential area. An excellent variety of local shops will be found in "bustling" Chelsea Road. Further amenities are also available in Weston Village. The City Centre is a level walk of just over a mile along the Upper Bristol Road which is also served well by local buses. The commuter will be pleased to note that trains to London Paddington (taking approximately 90 minutes) or Bristol are available, at Bath Spa Station and trains to M.O.D. Abbeywood (North Bristol) are available from Oldfield Park. Junction 18 of the M4, with links to London, North Bristol, the Midlands and the South West, is 10 miles North (Tormarton) whilst access to Bristol within 9 miles following the A4 (via Brislington) or alternatively the A4341 (Bitton).

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BAT260058>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Freehold with Leasehold Garage

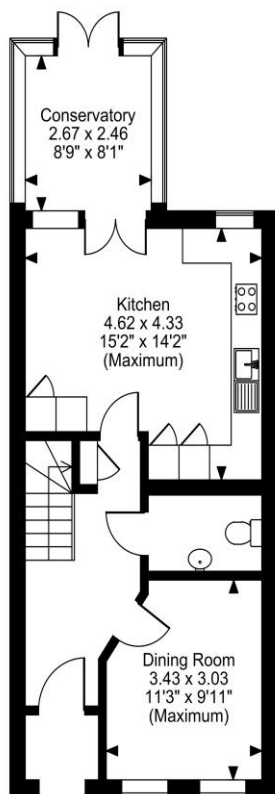
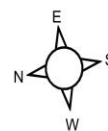
Service Charge: £300 per annum

Council Tax Band: F

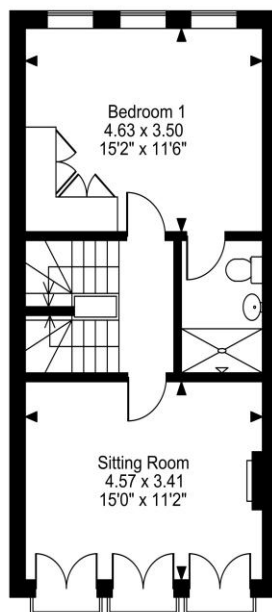
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

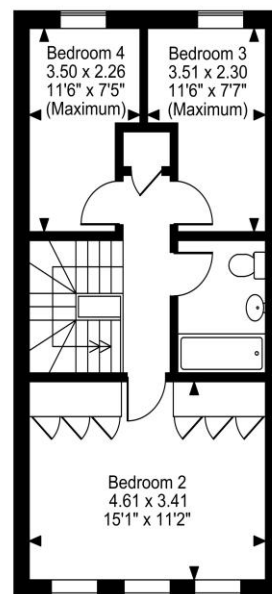
Horstmann Close, Bath
Approximate Gross Internal Area
Main House = 1447 Sq Ft/134 Sq M
Garage = 174 Sq Ft/16 Sq M
Total = 1621 Sq Ft/150 Sq M



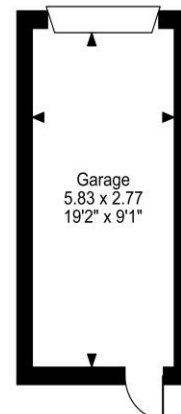
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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