

whiteley helyar



1,410 ft²



2 double
bedrooms



2 bathrooms &
cloakroom



on street parking

Guide Price £700,000

87 Church Road, Combe Down, Bath, BA2 5JJ

A wonderful, well presented and charming Georgian terraced house most conveniently positioned in a particularly sought after location within the heart of Combe Down village. Listed Grade II, the house stands in pretty gardens and enjoys a lovely open outlook towards the church.

ACCOMMODATION

2 double bedrooms
en-suite bathroom
dining room
utility room
cloakroom

shower room with WC
large sitting room
kitchen
conservatory/garden room
gas fired heating

EXTERNALLY

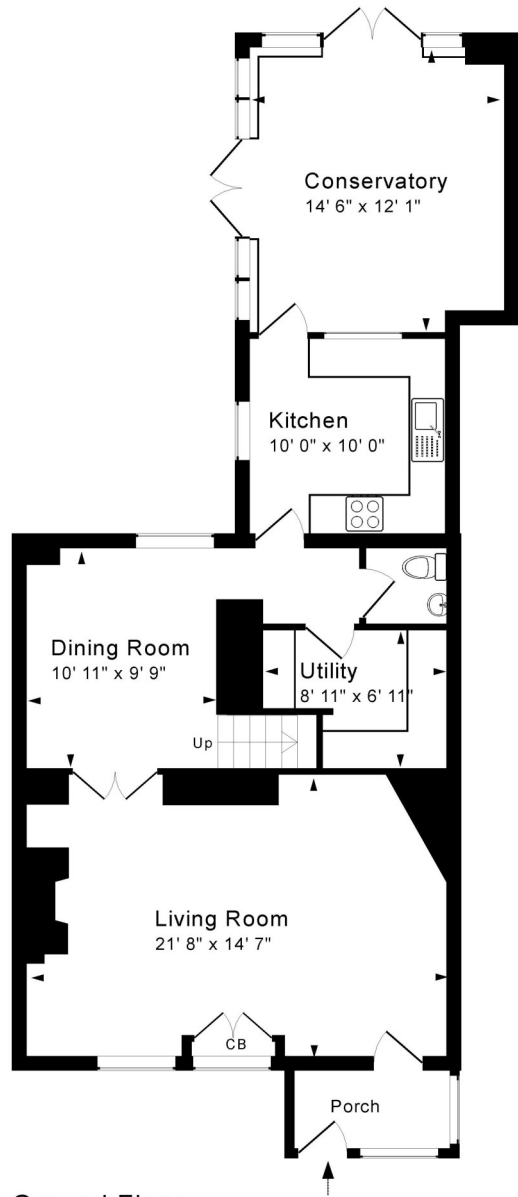
The house stands in pretty, enclosed gardens to both front and rear. They are laid mainly to a level lawn with flower and herbaceous borders, ornamental shrubs, bushes and trees, a large paved courtyard with raised beds. A gate provides rear pedestrian access.

LOCATION

87 Church Road occupies an extremely handy and popular situation, being right in the centre of the thriving 'village' of Combe Down. Various amenities (including some excellent shops, an active church, deli/café and a doctors surgery) are all very close by, as is some lovely open countryside. There is a frequent bus service into the centre of Bath - some 2 miles away - and excellent primary and secondary schools are also within easy walking distance.



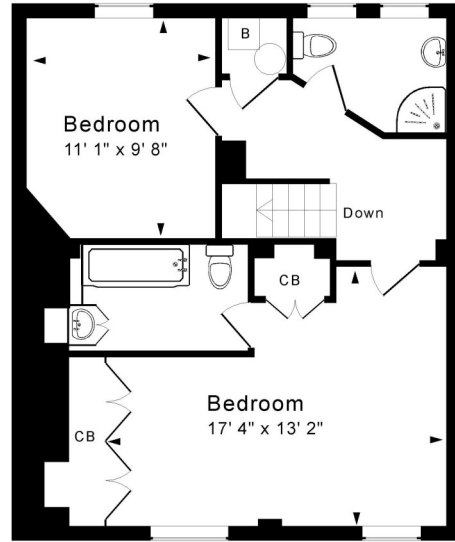




Ground Floor

Approx. Gross Internal Floor Area 1,410 Sq. Ft. / 131 Sq. M
 Includes Conservatory. Excludes Porch
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2023
 Drawing Number: 172-0582
 87 Church Road, Combe Down, Bath, BA2 5JJ.

Tenure: Freehold
Council tax band: 'F' £2,901.24 pa



First Floor

