



Bradford Road, Bathford
Bath, BA1



Beyond your expectations

A prime opportunity to redevelop a detached house in grounds.

Development Opportunity | Detached House | Elevated Grounds | 4 Bedrooms & 2 Receptions | Kitchen & Store Room | Superb Potential

Guide Price £550,000 Freehold

Description

Dating from the mid 1950's and having been a long term home for the same family since built, this detached house is now in need of complete refurbishment or development. Set within elevated and sloping grounds providing superb views to the west and Bath city centre. The house is approached along the drive off the Bradford Road and is bound on all sides by gardens which offer additional potential for landscaping. Bound on three sides by the local farm land, there is a rural outlook on all aspects. The entrance hall has turning stairs to the first floor with a cloakroom on the half landing. The triple aspect sitting room has patio doors to the garden and a central fireplace. The dining room opens to the kitchen with a side lobby to the garden and attached store/workshop with a WC to one corner. The first floor offers four bedrooms each with fitted storage and a shower room.

Outside

The property is approached across an unmade drive to the front of the property with an attached garage. The grounds are presently in need of general update yet have established planting with a small orchard and superb potential for a variety of landscaping treatments. Backing onto farm land and offering wonderful views across the Avon Valley to the west, there is ample space for family recreation.

Location

Situated in an idyllic position bordered by open

countryside and overlooking the River Avon valley. The villages of Bathford and Batheaston are close by and offer local amenities such as a primary school, public house, church and convenience shops. Bath is just five miles drive, being a major attraction for commuting, schools as well as the array of cultural and leisure amenities on offer. Bath Spa railway station provides direct links to London Paddington in 90 minutes and Bristol International Airport is some 24 miles distant.

Additional Information

Services: Mains connected electricity and water supply currently via neighbouring farm but arrangements to provide a new separate connection to the mains, cess pit drainage and oil supplied heating with a terminated gas supply.
Council Tax Band D.

AGENTS NOTE: THE PROPERTY IS BEING SOLD AS SEEN.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft

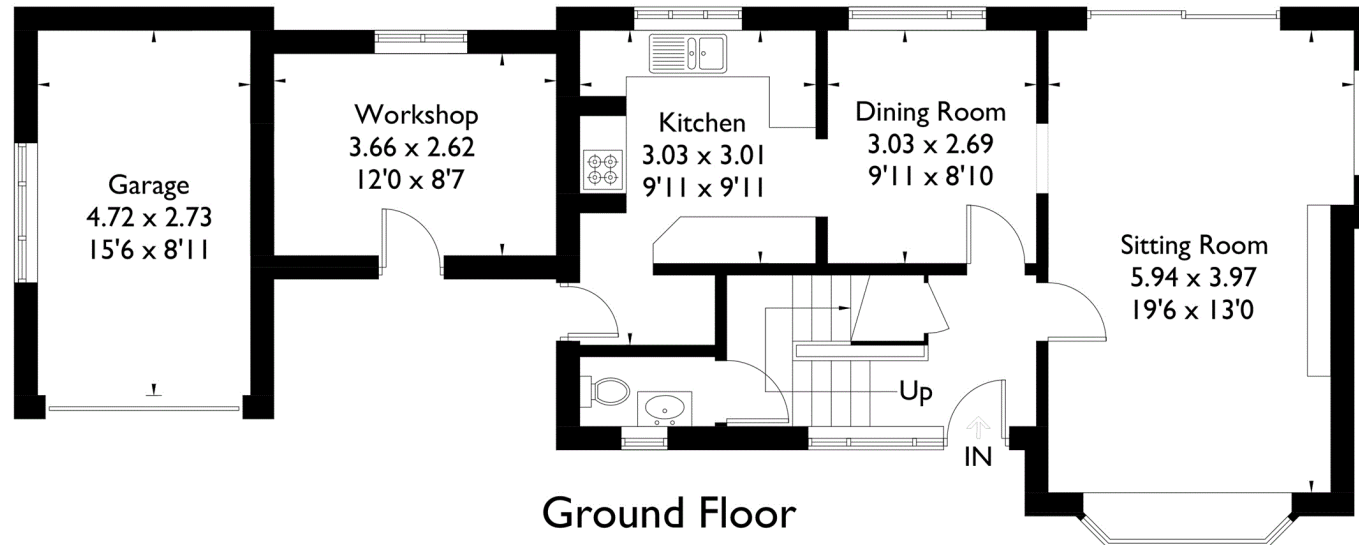
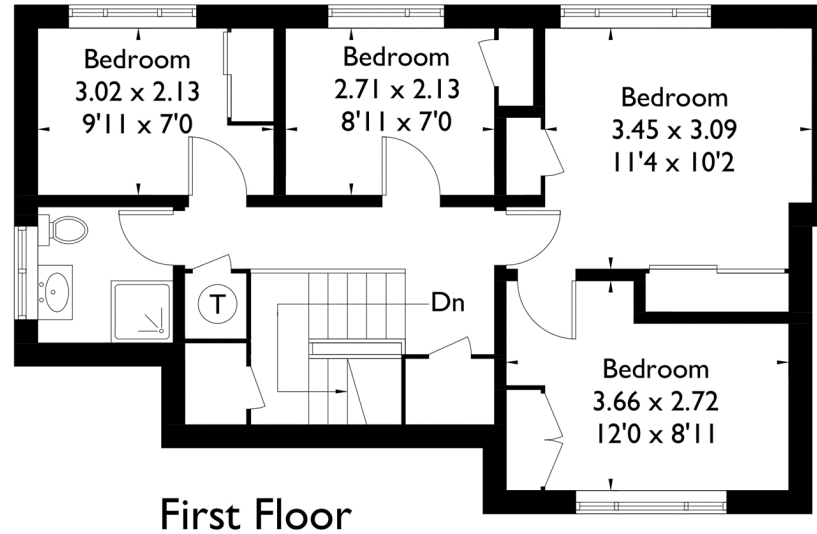
Garage & Workshop = 23.1 sq m / 249 sq ft

Total = 127.5 sq m / 1373 sq ft



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

