

KIT JOHNSON

residential



Combe Hay, Bath

£350,000

Two Bedroom Three Storey Cottage. Prime Location



**1 Rose Cottages
Combe Hay
Bath
BA2 7EQ**

PRICE: £350,000

On the open market for the first time in over 50 years and located in one of the most sought after villages on the outskirts of Bath, a Grade II listed, three storey, end terrace cottage in need of updating throughout but offering great potential. Living room, kitchen/dining room, shower room and separate WC, first floor bedroom and second floor bedroom. Outside there is a large store room beyond the back door, steps up through long, narrow, established steep gardens to a large Summer house/Conservatory (with power) at the top of the garden with views and level patio area (ideal for a home office). The village of Combe Hay has it's own popular pub and is an excellent community about a ten minute drive to the South side of Bath. It is extremely rare properties at this sort of price come to market in this area. Although listed, there is scope to

convert/alter the property subject to consents, other properties nearby have been adapted. Offered with vacant possession. Highly Recommended.

Two Bedroom Listed Cottage

Period Features

Living Room

Kitchen/Dining Room

Shower Room & WC

Store Room & Conservatory

Parking Space

**1122 Sq Ft (104.2 Sq Mt) Inc
Outhouses**

Freehold

Oil Fired Central Heating

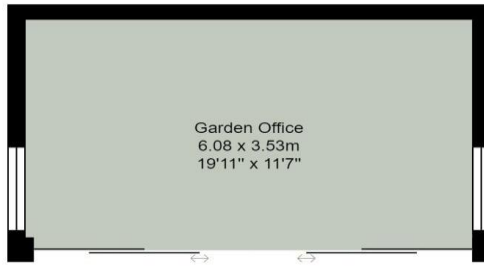
Septic Tank (Exclusive to this Property)

Council Tax Band D £1803

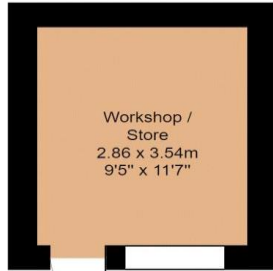
Extremely Sought-After Location



1 Rose Cottages



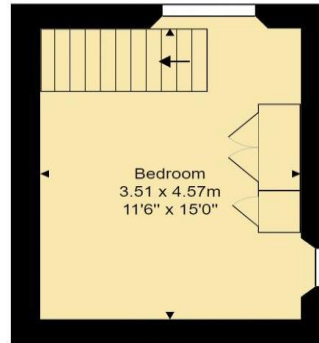
Garden Office
Area: 21.5 m² ... 231 ft²



Workshop
Area: 10.1 m² ... 109 ft²



Ground Floor
Area: 38.7 m² ... 417 ft²



Second Floor
Area: 16.8 m² ... 180 ft²



First Floor
Area: 17.2 m² ... 185 ft²

Total Area: 104.2 m² ... 1122 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

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