



**41 BRADFORD ROAD**  
Combe Down, Bath

**Carter Jonas**

## 41 BRADFORD ROAD, COMBE DOWN, BATH, SOMERSET, BA2 5BW

**DETACHED FOUR-BEDROOM FAMILY HOME WITH POTENTIAL TO EXTEND,  
WITH GARAGE, WORKSHOP AND GOOD-SIZED LEVEL GARDEN IN COMBE  
DOWN CLOSE AMENITIES, SCHOOLING, AND UNIVERSITY.**

Detached family home in favoured village location •  
Four double bedrooms, with en suite and shower room  
• Kitchen and utility room • Living room into dining  
room • Useful workshop and garden shed • Garage and  
driveway parking for several cars • Can extend subject  
to planning permission

### DESCRIPTION

This detached four double bedroom family home really has great potential to extend or refurbish, subject to planning permission, if required.

Entrance hall, kitchen overlooking the garden, and utility room with separate WC. Living room to the front flowing into dining room to the back, with double aspect windows. Four double bedrooms, one with a large ensuite bathroom, and a shower room. Garage with up and over door to the front, and a useful workshop to the rear. An attractive level garden laid to lawn with mature planting, vegetable plot and useful wooden shed. Level access driveway parking for several cars at the front.

### SITUATION

Combe Down is approximately 1.25 mile (2 km) to the south of Bath city centre in an elevated position, with areas of natural woodland and public footpaths providing stunning panoramic walks looking down on the city. Bath is a UK world heritage city famous for its Roman origins and Georgian architecture and its cosmopolitan lifestyle with good communications. The M4 motorway is accessed at junction 18 approximately 10 miles to the north.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, electric, water and drainage

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band E

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas



Approximate total area 1,642.39 sq ft / 152.58 sq m



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