



27, The Tying, Widcombe, Bath. BA2 6AL

Asking Price: £1,150,000



4 Bedrooms



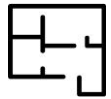
Bathroom, and  
downstairs shower room



Attractive, redesigned  
gardens



Driveway parking and  
Resident's Parking Zone



1584 Sq. ft. / 147 Sq. m.

### The Property

- Stylish and immaculate 1930s semi.
- **No onward chain**
- Thorough and detailed renovation
- Extended on the ground floor to include a large kitchen/diner, extra office and utility
- Relandscaped, balanced gardens
- Off-street parking
- Potential to convert attic (sub. to regs.)

### The Location

- Located in the heart of Widcombe
- Minutes from the Widcombe Parade and walks along the river and canal
- Easy access to town, Sydney Gardens and the University
- Bath Spa Train Station: 0.6-mile walk
- Widcombe Primary Schools: 0.5-mile walk
- Beechen Cliff School and Hayesfield School (on Upper Oldfield Park): 1 and 1.3 mile walk respectively.
- Paragon School: 0.8-mile walk / Prior Park College- 1 mile walk.





**The Property:** This stunning 1930s, semi-detached home is beautifully renovated and extended and occupies a fabulous position in this extremely sought-after neighbourhood. Upgrading to the house includes rewiring, replacement kitchen and bathroom, open-plan kitchen/diner with additional snug and completely remodelled gardens to front and rear.

**Ground Floor:** We begin with an open vestibule which leads to the generous hallway. Here, there is engineered wood flooring which continues through the ground floor receptions, and a useful, shelved store cupboard. This is also a stylish, newly fitted downstairs shower room, with large shower cubicle, WC and basin,

The generous sitting room offers excellent space with a double-glazed bow window and log-burner, whilst to the rear, the gorgeous kitchen/dining room provides the perfect space for entertaining and family mealtimes.

The contemporary kitchen comprises a selection of light grey units with quartz worktops and amongst the appliances are a Miele oven, AEG inductive hob and Bosch fridge/freezer, and dishwasher. Both the kitchen and dining room enjoy lantern roof lights letting in natural light and from here, bi-fold doors lead to the garden.

The kitchen then leads onwards to an invaluable utility room, and then into the small garage space, which is ideal for storing workshop items and bikes. Finally, there is an additional snug/office room, ideal for working from home.

**First Floor:** Upstairs, the light and airy landing leads to 4 bedrooms and bathroom. Bedroom 1 is a large front double whilst bedroom 2 is also a good double to the rear. Bedroom 3 is a medium sized room which can accommodate a standard double if required and the 4<sup>th</sup> bedroom is a good-sized single to the front. The bathroom (in addition to the downstairs shower room) is attractively refitted to a high quality and offers a panelled bath, handbasin and WC.

**Outside:** There is lovely outdoor space at the property beginning with the generous front garden which has been relandscaped to include a herringbone block paved driveway, shingling and flower beds.





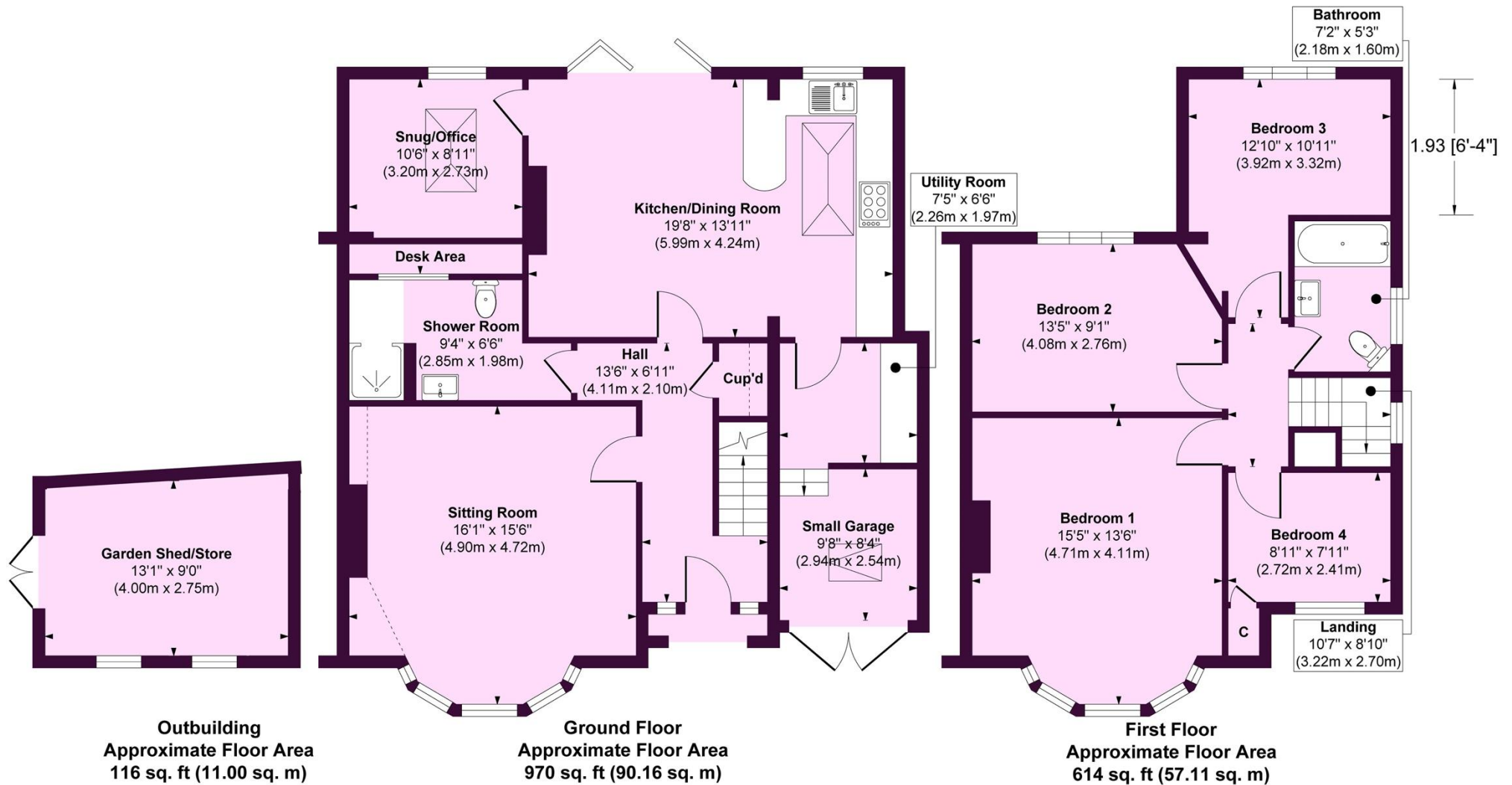
**Outside continued:** The stunning rear garden features newly laid lawn with a large patio and mature trees and flower borders. There is a lockable side gate giving independent side-access from front to rear and the bonus of a garden storeroom which is attractively designed with wooden lathe paneling and the addition of power and lighting with heavy duty conduiting.

**Location:** Widcombe is an exceptionally desirable location and well-loved 'village' just to the South of the City Centre with the City and Bath Spa train station just a short walk away. At its heart, Widcombe Parade caters for day-to-day needs with a Co-op, Doctor's Surgery, Pharmacy and Dentist. It also features The Ram (with Widcombe Deli) Halfpenny Restaurant, and Columbian Café. Whilst just a stroll away, Prior Park Garden Centre is a must for horticultural needs. Further up Widcombe Hill you can access the National Trust skyline walk, connecting Widcombe to Combe Down, with breath-taking views of the city. On Bear Flat nearby, Alexandra Park also affords beautiful views across city and countryside. There is also nearby access to local River Walks and the Kennett and Avon Canal.

You will find a good range of highly regarded local schools, including Widcombe Juniors and Infants and the Paragon and Prior Park Independents schools. Also within easy reach are extremely popular Beechen Cliff and Hayesfield and Ralph Allen Secondary Schools.



**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



**APPROX. GROSS INTERNAL FLOOR AREA 1584 SQ. FT / 147.27 SQ. M**  
**OUTBUILDING 116 SQ. FT / 11.00 SQ. M**  
**TOTAL 1700 SQ. FT / 158.27 SQ. M**

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.  
 This plan is for illustrative purposes only and is not drawn to scale.

Produced by Elements Property



[www.wisdenhomes.com](http://www.wisdenhomes.com)

