





## At a glance:

- Beautifully finished bungalow
- Three bedrooms
- Amazing open plan kitchen living area
- Family bathroom and en-suite
- Excellent garden
- Off road parking
- Located in the south side of Bath
- Local transport close by

A beautifully presented three bedroom bungalow has been exquisitely finished on the southwest side of the city enjoys a level garden and ample parking. It has been considerably improved with a large extension to the rear and offers good access to Bristol, M4 motorway and both Oldfield Park and Bath Spa train stations.

Energy Efficiency Rating TBC.



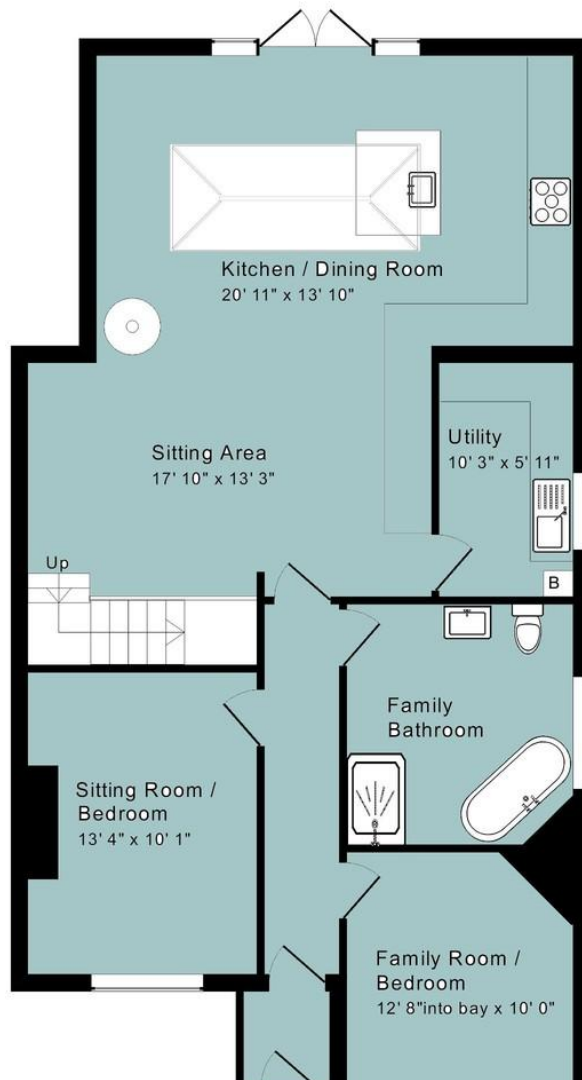


## Full Description:

The property is nicely presented having undergone updating by the current owners and has a light and airy feel throughout the whole property. This lovely extended three bedroom bungalow with off road parking to the front includes a generous fitted kitchen/dining/living area to the rear with beautiful features. The features included are, a huge skylight, beautifully exposed brick work, original wood flooring, granite work tops in the kitchen with all your modern utilities built in, including, dishwasher and fridge, freezer. There is plenty of work surface and cupboard space and patio doors leading out to the terraced garden area. A well-appointed seating area and dining area too, perfect for hosting or the family. A must see area area.

The ground floor accommodation also comprises of: Entrance porch leading to the hallway. A snug room with a period featured fireplace wood mantle piece. One bedroom to the front including bay window. A lovely bathroom with tiled flooring, separate walk in shower, free standing bath, hand wash basin in vanity unit with storage cupboard under and low level WC. Further to the back you have a utility room offering, plumbing for washing machine and tumble dryer, more storage and the gas central boiler. The current owners have extended into the loft area and this includes two further bedrooms and a en-suite for the main.

Externally there is a paved drive to the front with the



First Floor

remainder of the front garden landscaped. The paving continues down the side of the property to the side access gate and rear garden. The rear garden is approx 60 ft in length and mainly laid to lawn with a flagstone patio adjacent to the house. This garden has been very well looked after and is a fine example. The property is situated in a very desirable location close to local amenities and early viewing is recommended.

The Hollow is well situated amongst a thriving local community benefitting from a broad range of amenities and services. Just around the corner Rush Hill currently provides a local Doctors Surgery, Post Office, dental surgery and garden centre. Furthermore, there are a number of excellent primary and secondary schools all within easy reach including the new Co-educational Bath Community Academy, Southdown Primary School and St Gregory's Catholic College. The property also benefits from being a short drive away from the popular Bear Flat area and all the amenities that it offers. A local bus service provides links to the City Centre, the City of Bristol

**Specification:**

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

**Disclaimer:**

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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