



Widgates, Claverton Down Road, Bath, Somerset, BA2 6DY

**Offers in excess of £600,000**

**3 Bedrooms | 1 Reception Room | Bathroom | Spacious plot |  
Garage | Off Street Parking.**





## DESCRIPTION

A three bedroom detached bungalow in a spacious plot situated at the top of Widcombe Hill with off street parking and a garage.

The front door leads into an enclosed porch and then into the main hallway. All of the rooms are accessed off the main hallway with the kitchen at the immediate rear which then has side access to the garden. There is a spacious living room across the back with French doors leading to the rear garden. Two double bedrooms overlook the front garden with a bathroom to the side. There is a further single bedroom overlooking the rear garden.

### Outside

The front garden is a mix of flowers and shrubs with a parking area and access to the single garage. The rear garden has a large lawned section with paved patio areas.

Freehold

Council Tax Band E

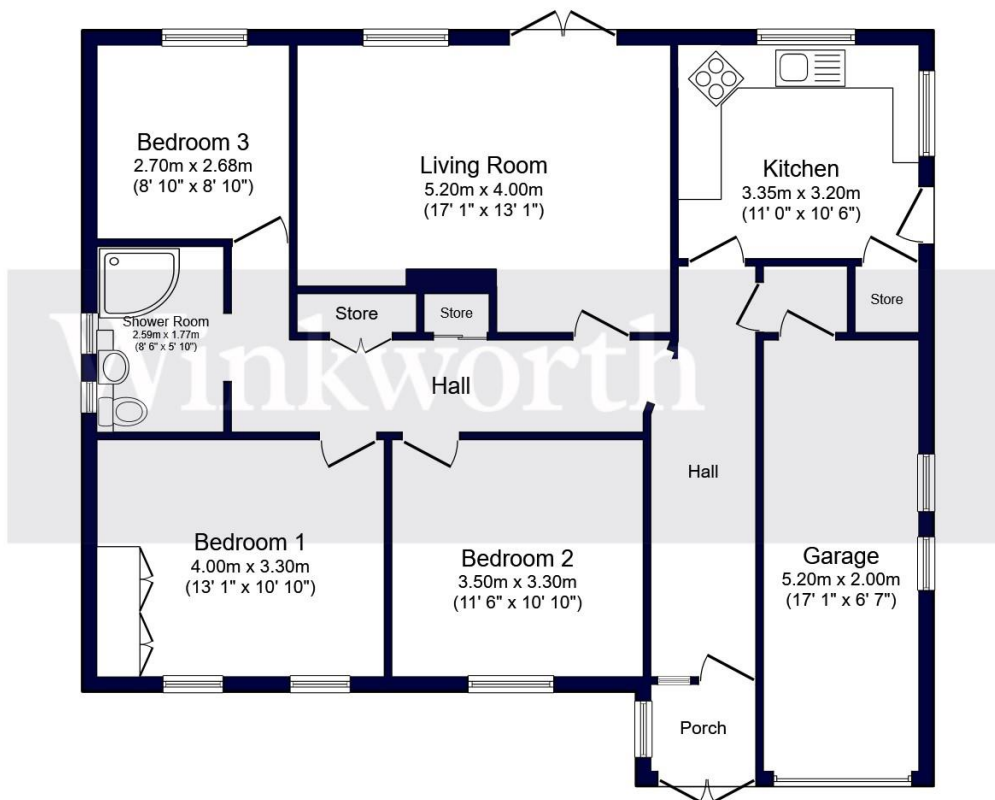
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





## LOCATION

Location: The property is located in the highly sought after residential area of Claverton Down. The house enjoys beautiful surrounding countryside in the area, including the popular skyline walk. Likewise, from the bottom of Bathwick Hill you can join the Kennet and Avon Canal, which offers further popular walks and bike rides as well as access to beautiful open countryside. The University of Bath with all it has to offer including convenience shopping and sports village is just a few hundred metres up the road.



Total floor area 105.3 m<sup>2</sup> (1,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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