

# THE TYNING



Winkworth





# THE TYNING

## WIDCOMBE, BATH BA2

---

Entrance Hall | Sitting room | Dining Room | Kitchen | Utility | 3 double bedrooms | Family bathroom.  
Driveway | Garage | Residents parking permits available | Mostly lawned front and rear gardens.

---

Bath Spa to London Paddington c.90 mins Bristol c.15 mins and the M4 junction 18 is c.10 miles.  
c.5 minute walk into the city centre.

---

---

### Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ  
+44 (0)1225 829000 | bath@winkworth.co.uk

**Winkworth**

See things differently.

## DESCRIPTION

29 The Tynning is a classic 1930s style semi-detached house in the city centre suburb of Widcombe. The property is ideally placed for walking into the city centre and access to Bathwick Meadows and the Kennet & Avon canal for country walks. The area is extremely popular benefiting from a vibrant high street and excellent local schools.

The property is accessed via its own driveway leading up to the garage with a small mostly lawned front garden.

The front door leads into an entrance porch which, in turn, leads into a spacious hallway with doors into the reception rooms and kitchen. The main living room is at the front of the house with a bow window overlooking the front lawn. The dining room is at the rear with sliding doors leading into a conservatory which has sliding doors into the rear garden. The kitchen is also at the rear and could do with a range of wall and base units and a door leading into the utility room at the rear.

Upstairs on the first floor there are three double bedrooms and a single and a family bathroom.

Some others in the street have converted the loft space which would be subject to the necessary consents.

## OUTSIDE

There is a generous rear garden which is mainly laid to lawn with some assorted trees and shrubs and a paved patio area. There is also a single garage to the side of the property.

## LOCATION

This wonderful family home is situated in the popular Widcombe area of Bath in an elevated position situated just above the city within walking distance of Bath Spa mainline railway station and the many shops, bars, restaurants and assorted other cultural attractions of the city centre. It is ideally placed for access to either Beechen Cliff School, Prior Park College, Hayesfield school for girls or King Edwards all very well regarded state and private schools. The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes) or Bristol Temple Meads (approx. 15 mins).





## FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## TENURE

Freehold.

## SERVICES

Mains gas, water and electrics.

## LOCAL AUTHORITY

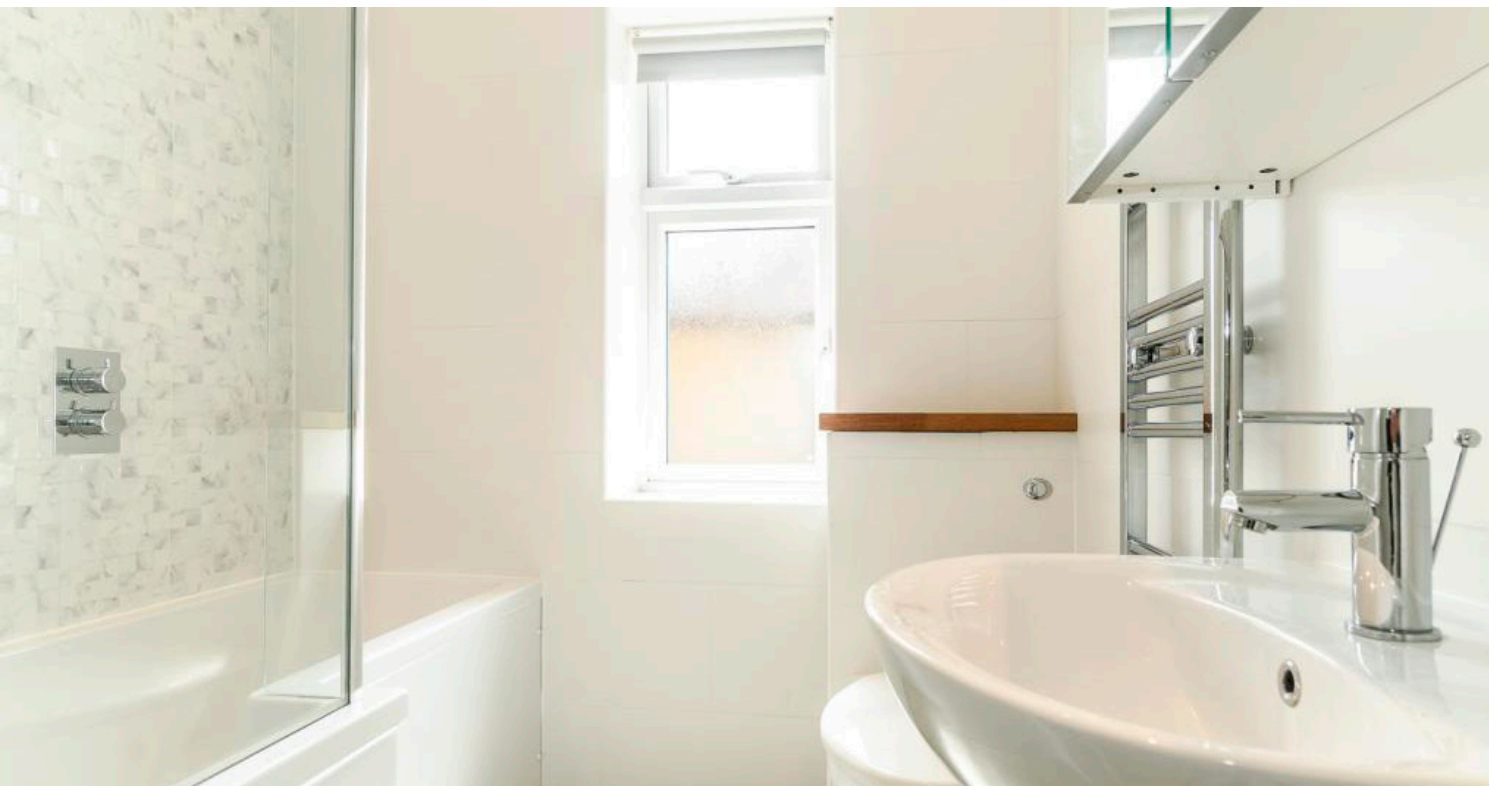
Bath & Northeast Somerset

## COUNCIL TAX BAND

E

## VIEWING

Strictly by appointment with Winkworth.









Winkworth