



**WOODSIDE**

Claverton Down, Bath

**Carter Jonas**

## WOODSIDE, THE AVENUE, CLAVERTON DOWN, BATH, SOMERSET, BA2 7AX

## A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW SITTING IN A WONDERFUL PLOT

- Bath city centre 1.5 miles
- London Paddington from 82 minutes from Bath Spa Station
- M4 (J18) 12 miles

Reception hall • Open plan kitchen/dining room • Living room • Three double bedrooms • Bathroom • Separate W.C • Rear porch

Level front and rear gardens • Off street parking • Carport and garage

### DESCRIPTION

Woodside is a very well presented and spacious detached bungalow offering versatile accommodation set in a wonderful plot and position. The property is entered into a spacious entrance hall with cloakroom. There are three double bedrooms on the eastern side of the property. The sitting room is to the front and has a fireplace with gas insert. To the rear is a fantastic, extended, kitchen/dining room with a range of contemporary base and wall units with integrated appliances as well as a central island unit with breakfast bar. There is access via double French doors to the garden from the kitchen. A utility room and bathroom complete the property.

Woodside has beautiful gardens both back and front. To the front is a gravelled driveway providing parking for several vehicles. There is an extensive lawned area and access to the rear of the property. The rear garden also lawned with a fantastic patio area with useful shed.







The property has the benefit of a garage and carport. As the house name suggests, behind the property is a large wood, giving a feel of country living and also allowing privacy.

#### **SITUATION**

Woodside is located at the end of a quiet residential cul de sac and is within approx. ¼ mile of the Bath Skyline walking route and National Trust fields. Woodside is close to the excellent range of facilities at Bath University, which in addition to the countless sports facilities include a post office and supermarket. There are bus services into the city centre, just over 1 mile away. There are a range of well-regarded schools in both the state and private sector within close proximity. 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.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities and a mainline rail link from Bath Spa station (approx. 1 mile on foot) to London Paddington (journey time from 82 mins) and Bristol (journey time from 15 mins). Junction 18 of the M4 is approx. 12 miles north.



#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services are connected

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

**Council Tax:** Band E

**EPC:** Band D

**Agents Note:** Please note there is an electric substation located next to the carport and garage.

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



Approximate Area = 100.1 sq m / 1077 sq ft  
 Garage = 14.2 sq m / 153 sq ft (Excluding Carport)  
 Total = 114.3 sq m / 1230 sq ft  
 For identification only. Not to scale.  
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Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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