



BEECH LODGE

St. Stephens Road, Bath

Carter Jonas

BEECH LODGE, ST. STEPHENS ROAD, BATH, SOMERSET, BA1 5PH

AN EXCITING OPPORTUNITY TO PURCHASE A DETACHED SINGLE STOREY RESIDENCE WITH GARDENS SURROUNDING IT, DRIVEWAY PARKING AND A GARAGE.

Entrance hall • Large open kitchen/dining room • Living room with doors to the garden • Inner hall • Three double bedrooms • En suite shower room to principal bedroom • Bathroom • Detached garage • Driveway parking for several cars

DESCRIPTION

This lovely bungalow in Lansdown, Bath on the sought after location of St. Stephens Road is tucked away in a quiet spot with views and has plenty of potential.

There is a currently an excellent open plan kitchen/diner to the living room looking out through glazed patio doors to the terrace and garden. There are three bedrooms, one of which has an en suite shower room and there is a family bathroom.

There are many ways to reconfigure this excellent property, both inside and out and the property enjoys views over the Bath and is less than a mile from the centre.

The property is surrounded by beautifully planted gardens. There is a gravelled side terrace, beautifully planted walkway from the iron gated from St. Stephens Road. Driveway parking and single garage (17' x 8') with electric light and power.

SITUATION

The property is positioned in a sought-after address in the Lansdown area on the northern slopes of the City of Bath. It sits on St. Stephens Road, near St. Stephens Church and only a short walk from Bath city centre.

Bath is one of only three UK World Heritage Cities and enjoys international acclaim for its fine classical architecture and Roman heritage.







There are excellent schools within walking distance to include St Stephen's Primary School, Kingswood School and The Royal High School. Bath also has excellent sporting events with Lansdown Racecourse only a few minutes' drive to the north and premier division rugby at The Recreation Ground in the city. Lansdown is well situated for commuting. The M4 (J18) is 10 miles north, with both the M5 (for the Midlands and South) and the M32 easily accessed for Bristol which is around 12 miles west. London is approximately 100 miles from junction 18 with access into Heathrow. Bath Spa station has a mainline link to London (Paddington) from 76 minutes away. Bristol International Airport, offering an increasing range of domestic and international routes, is about 30 miles to the west.

The Hare & Hounds and The Richmond Arms are the two closest pubs, both have an excellent food and drink offering. A short, pleasant walk down to the Royal Crescent also gives you The Marlborough Tavern and The Circus Restaurant for drinks and delicious food.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

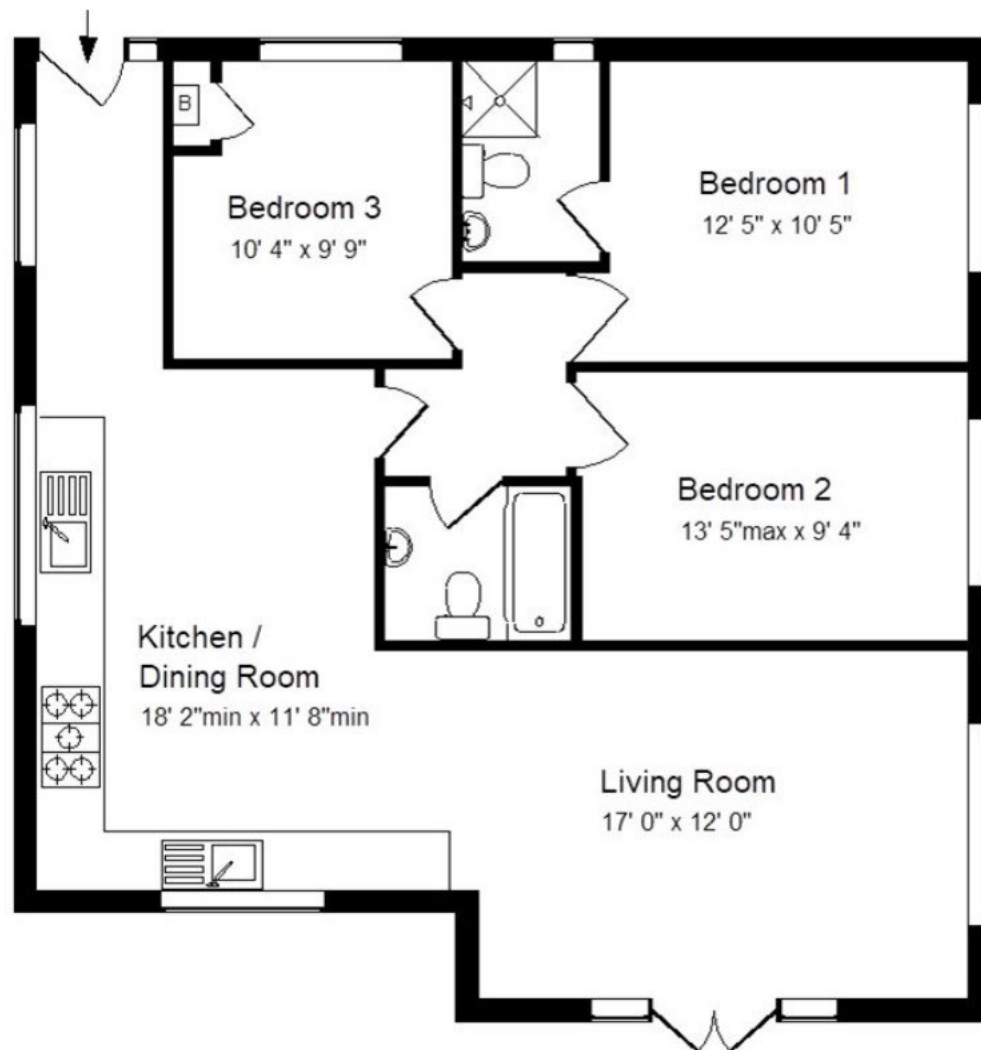
Council Tax: Band E

EPC: Band D

Viewings: Strictly by appointment with Carter Jonas







Approx. Gross Internal Floor Area: 1,000 Sq. Ft. / 93 Sq M

Includes Conservatories. Excludes Garages, Porches etc. unless stated
For indication purposes only. Not to scale.

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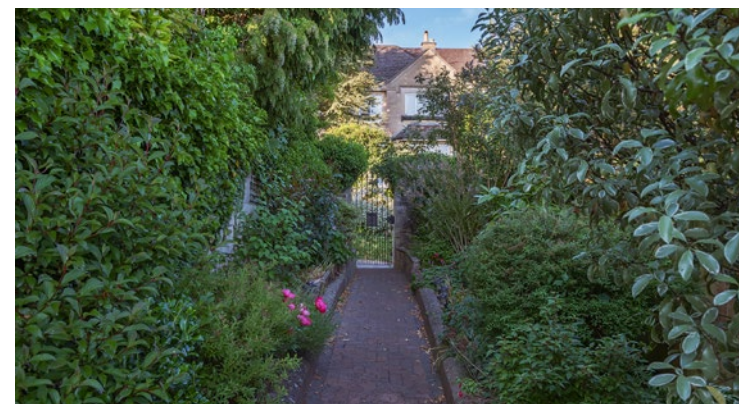
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