

27 Cheltenham Street
Bath
BA2





27 Cheltenham Street Bath

**A modern townhouse with garden, garage and
roof terrace, in a central location.**

Ground Floor | Hallway | Kitchen/Dining | WC/Utility
First Floor | Living Room | 2 Bedrooms | En Suite
First Floor | 2 Bedrooms | Family Bathroom | Study
Outside | Garage | Garden | Roof Terrace | Bin Store

Bath Spa Railway Station | 0.8 miles
Bath City Centre | 0.5 mile
M4 (Junction 18) | 10 miles
Bristol | 17 miles



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High quality design and finishes.



Cheltenham Street is in a central location approximately 1/2 a mile from Bath city centre, so every-thing this city has to offer is just a short, level walk away.

Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa. There is an excellent range of private and state nurseries and schools, catering for all age groups.

Number 27 is a modern townhouse, built just five years ago by local developers, Greensky Developments, who specialise in high quality design and finishes. Clad in Bath stone, the house has a garage on one side, a paved courtyard area and bin store on the other and steps up to a porch and the front door in the centre.

Inside, the hallway has doors to the utility and cloakroom to the right and straight ahead, to a large kitchen/dining room, the heart of the home. It's a bright, modern space with wooden flooring, white kitchen units, breakfast bar, seamless worktops and glass splash backs. The kitchen is well equipped with built-in Neff appliances, ceramic sink, two ovens and wine fridge. The dining area has space for a large table, as well as a sofa or extra seating. Here, glass bi-fold doors open directly onto a patio in the garden, making it easy to connect the inside and outside spaces.

The finishes and extra details in this family home are easy to appreciate. It's a sunny and warm house, with high ceilings, and additional features such as triple glazing, underfloor heating on all floors, air circulation in every room, a water softener, CAT 5 cabling in every room and solar panels on the roof.

Up to the first floor, there's a good-sized living room with two large windows to the front, and two generous bedrooms with views to the rear, one with en suite shower room. On the second floor, there are two more bedrooms with fitted wardrobes, a family bathroom and a study with views to the garden. Fitted cupboards line the landing walls offering useful storage and light floods in through a large roof skylight, as well as floor to ceiling windows revealing views on to a roof terrace.



The rear garden is enclosed by fencing all round, and has access via a gate onto a private footpath.

There's decking, a fitted hot tub and a built-in barbecue. Raised flower beds divide and define the different spaces while an artificial lawn keeps the garden low maintenance. There are far-reaching views of the Royal Crescent to the east from the second floor roof terrace, which also has an artificial lawn covering. At the front, there's a single garage, a bin store and small courtyard enclosed by railings.



Head west on Queen Square towards Princes St, continue straight onto Chapel Row and then onto Charles St/A367. Turn right onto Midland Bridge Rd/B3118. Turn left onto Lower Bristol Rd/A36. Turn right onto Westmoreland Rd. Turn right onto Cheltenham St. Drive to the end, follow the road right. The property is penultimate house on the right.



Approximate Area = 162.6 sq m / 1750 sq ft (Excluding Void)
 Garage = 16.0 sq m / 172 sq ft
 Total = 178.6 sq m / 1922 sq ft
 For identification only. Not to scale.



Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

Tenure

Freehold

Local Authority

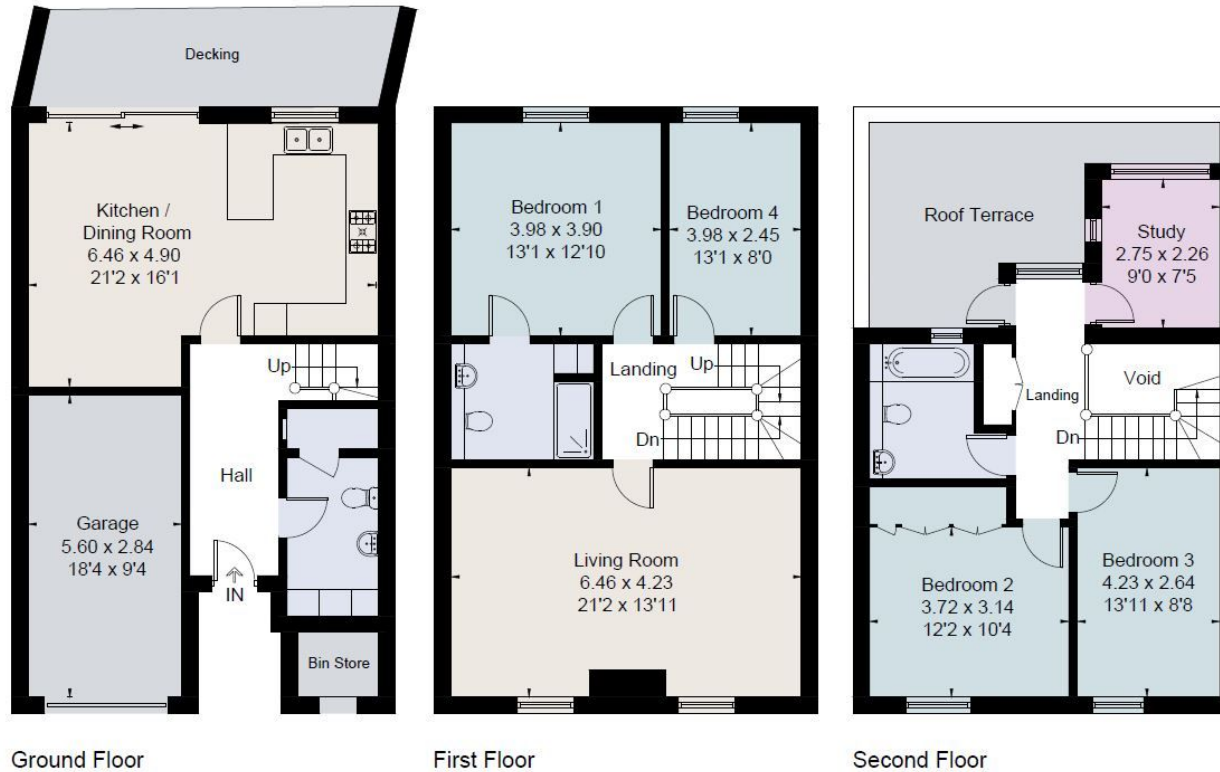
Bath and North East Somerset - 01225 477000

Council Tax

Band F

Viewings

Strictly by appointment with the agent.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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