



The Tynning, Widcombe, Bath

An attractive four bedroom semi-detached family home with parking in the popular area of Widcombe.

Accommodation

Ground floor Entrance Hall | Sitting Room | Kitchen/Dining Room | Snug | Gym/TV Room
Wet Room

First floor 4 Bedrooms | Bathroom

Outside Garden | Driveway Parking | Resident's Parking Permits are available

Distances

Bath City Centre 0.5 mile, Bath Spa Station 0.5 mile, Bristol 18 miles

M4 (Junction 18) 12 miles (All distances are approximate).

Situation

Perfectly positioned in a highly desirable residential and conservation area within a 15-minute walk to the city centre, this semi-detached family home is peaceful in a sought-after avenue. Residents only have a short stroll to enjoy Widcombe's highly regarded pubs, restaurants, and shops, including butchers, greengrocers and Prior Park Garden Centre. The commuter has an easy walk to Bath Spa station. The Kennet and Avon Canal is nearby, and beautiful walks can be enjoyed from all directions from the property, along with National Trust fields and Prior Park Gardens. The Tynning is also well placed for Widcombe Primary and Junior Schools, and other well-regarded private schools are within walking distance, including The Paragon School, Prior Park College and King Edwards School.



The House

Built-in 1935, the property has been thoughtfully modernised by the current owners. The well-planned accommodation, evenly balanced over two floors, is tastefully presented and offers contemporary family living. An attractive front garden leading to the front door opens to a light and welcoming entrance hall. A spacious sitting room features a bay window overlooking the front garden and an attractive fireplace. Limestone tiled flooring throughout the ground floor (except the sitting room) connects all the living spaces. There is a large, bright, open kitchen/dining room to the rear of the house, and glazed doors open into the garden. A snug is to one side that enjoys French doors to the garden. The house has been extended to create a TV/Gym with mezzanine above. There is also a modern shower/wet room. Upstairs is a beautifully light and spacious principal bedroom with a bay window to the front of the house. There are two further double bedrooms, a single bedroom and a bathroom. There is generous loft space that has the potential to provide further accommodation (subject to the necessary planning consents being granted).





Gardens and Grounds

The front garden is mainly lawned with flower borders and shrubs. There is a paved driveway that provides off-road parking. The rear garden is a peaceful oasis. It is enclosed by fencing and features a beautiful mature Bramley apple tree. There is a lawned area attractively planted with bulbs, shrubs and climbers. Two paved terraces provide entertaining areas perfect for relaxing and al fresco dining.

Directions

From the A36 Pulteney Road, keep left on Caroline Buildings by Widcombe Primary School and the Travel Lodge. Take the first right up Widcombe Hill just before the White Hart Pub. Turn left on The Tying. The property will be found on the left.

Property information

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 E.

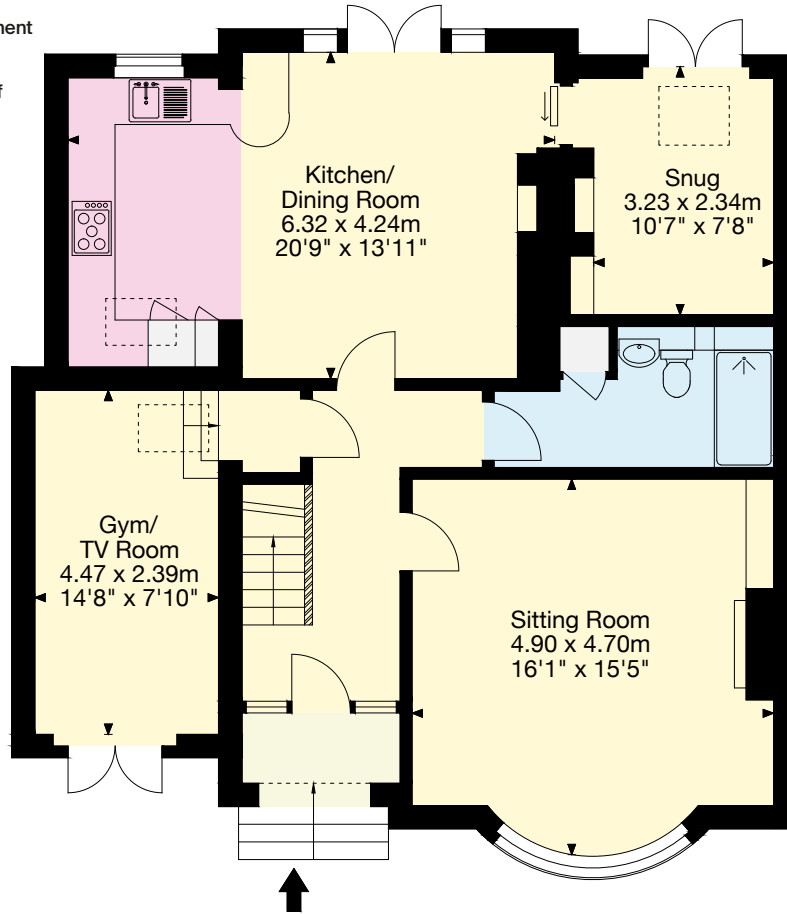
EPC: D.

Guide Price: £1,200,000

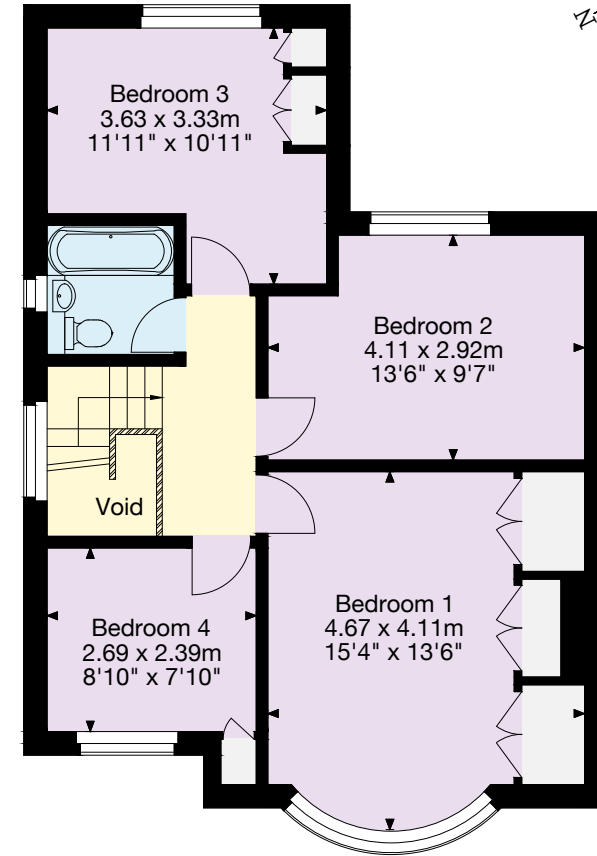
Viewing: Strictly by prior appointment with the agent.

Total Area: 147 sq m / 1,589 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

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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 [March 2024]. Photographs and videos dated [March 2024].

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