

# The Tynning, Widcombe, Bath

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# An attractive semi-detached family home in a desirable residential avenue convenient for Widcombe and the city of Bath.

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## Accommodation

**Ground Floor** Entrance Hall | Sitting Room | Dining Room | Garden Room | Kitchen | Utility WC

**First Floor** 4 Bedrooms | Bathroom

**Outside** Garage | Driveway Parking | Residents Parking Permits available

## Distances

Bath Spa train station 0.5 mile, Bath City Centre 0.5 mile, Bristol 8 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 enjoys a peaceful position in a sought after avenue. Residents only have a short stroll to enjoy Widcombe's highly regarded pubs and restaurants and interesting independent shops including a 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 wonderful walks can be enjoyed in all directions from the property with National Trust fields and Prior Park Gardens to be enjoyed. 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 this is only the second time this property has come to the market. It has been carefully maintained and modernised by the current owners. The accommodation evenly balanced over two floors is well presented throughout. An attractive front garden leading to the front door opens to a welcoming entrance hall. A spacious sitting room features a bay window overlooking the front garden and woodburning stove with bespoke cupboards and shelving to the recesses. Karndean throughout the ground floor (excepting the sitting room and kitchen) connects all the living rooms. The kitchen is well fitted to the rear of the house with sliding doors that open onto a charming dining terrace. A spacious garden room through bi fold doors off the dining room is a lovely space to sit and relax and enjoy the beautiful garden. There is also a useful utility room with shower and a separate WC. Upstairs is a beautifully light and spacious principal bedroom with bay window situated to the front of the house. There is a further double bedroom, two single bedrooms and a bathroom. There is generous loft space for storage that is well insulated and boarded and light.





## Gardens and Grounds

The gardens have been beautifully tended by the owners who have a passion for gardening. The front garden is hard landscaped with slate chips and has flower borders. These have been thoughtfully planted to provide colour and interest all through the year. There are a wealth of bulbs, roses, flowers, shrubs and ornamental bushes. There is a paved driveway providing off road parking and a single garage. Side access leads to the rear garden. It is enclosed by fencing and is a delightful oasis to enjoy. There is a lawned area and borders attractively planted with bulbs, shrubs and climbers. A pergola beside an ornamental pond with cascading water is an ideal spot to relax in. Two paved terraces off the kitchen and the garden room provide entertaining areas perfect for relaxing and al fresco dining.

## Directions (BA2 6AL)

From the A36 Pulteney Road keep left on Caroline Buildings by Widcombe Primary School. Just before the White Hart pub take the first left up Widcombe Hill. Turn left on The Tynning. The property will be found on the right towards the end of the road.

## 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 D.

**EPC:** C.

**Guide Price:** £950,000

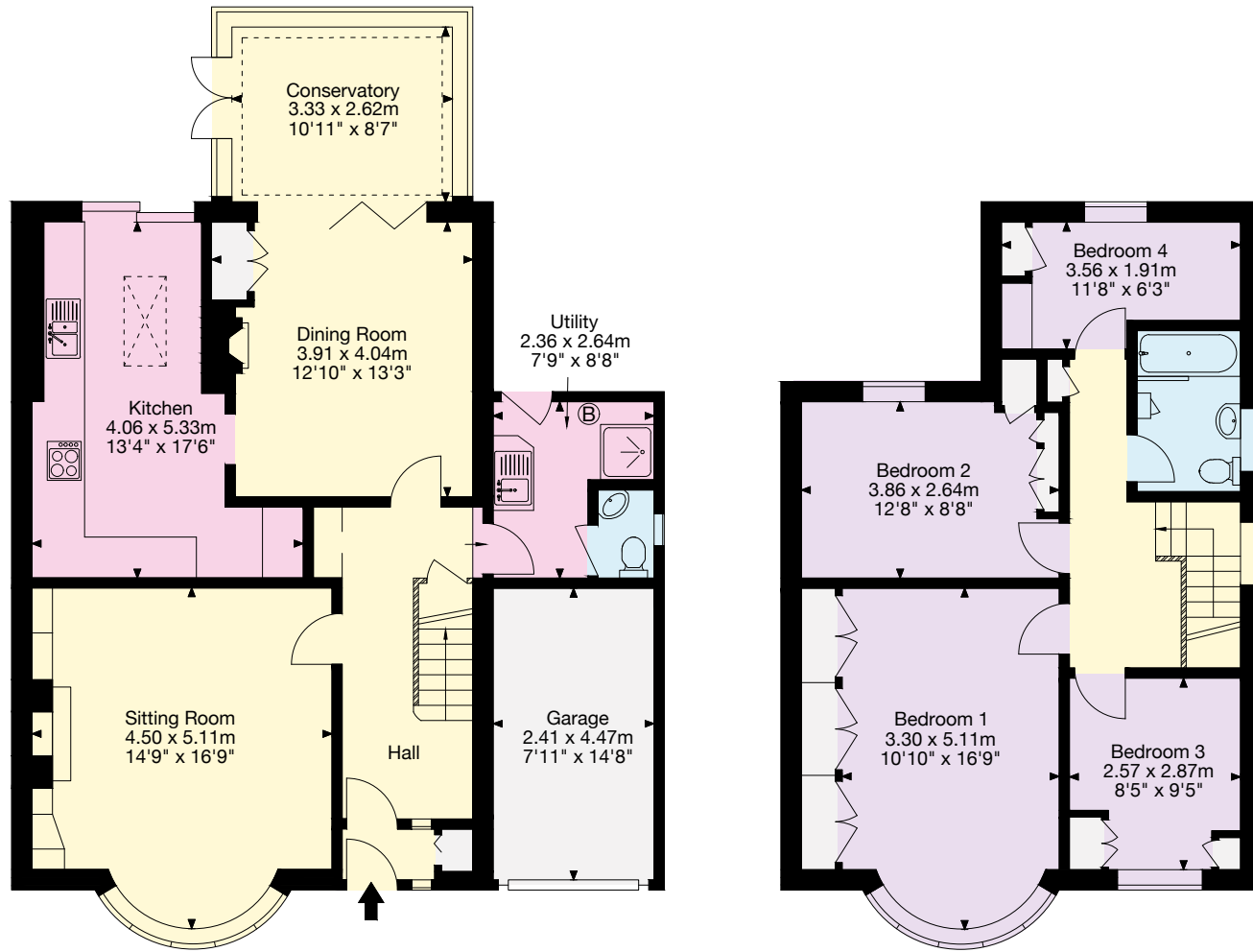
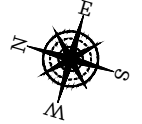
**Viewing:** Strictly by prior appointment with the Knight Frank, LLP.

Main House: 139 sq m / 1,504 sq ft

Garage: 10 sq m / 113 sq ft

Total Area: 149 sq m / 1,617 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 [April 2024]. Photographs and videos dated [April 2024].

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