



# The Tynning

Bath



# A substantial, semi-detached Victorian family home in a desirable location with views.



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## Summary of accommodation

### Main House

**Lower ground floor:** Utility | Office | Games Room | Store Room

**Ground floor:** Entrance Hall | Kitchen/Breakfast Room | Dining/Living Room | WC | Cloakroom

**First floor:** Principal Bedroom Suite | Bedroom | Bathroom

**Second floor:** Two Bedrooms | Bathroom

### Outside

Front and Rear Gardens | On street permit parking



## Situation

(Distances and times are approximate)

The Tynning is a pretty and quiet residential road just off Widcombe Hill, its elevated position providing wonderful views across Bath.

Widcombe is a popular area with a thriving community and high street packed with cafes, a butcher, florist, pharmacy, supermarket and several pubs. There's a local church, social club and schools.



Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries.



The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.



Widcombe's proximity to the city centre and Bath Spa Station makes it an ideal place to live for commuters (Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads).



M4 (J17 or 18) 10 miles, Bristol 14 miles (All distances are approximate).



## 7 The Tynning

Number 7, The Tynning is an attractive, semi-detached Victorian home packed with period features and recently updated with a new kitchen with underfloor heating and double-glazed windows, as well as newly fitted double-glazed windows on the first floor. Inside, the charm of this elegant property is immediate: a spacious and light-filled hall is a welcoming entrance with its high ceilings, leaded glass windows and original switchback staircase. There's a cloakroom and WC here too. Steps down lead to the lower ground floor with a surprisingly large footprint, including a utility room, games/workshop room, office and several storage areas - all dry and useful.

The ground floor spaces have been opened up to enhance the light and views to the garden and beyond. The new kitchen has a central island with breakfast bar, painted wooden cabinetry and Silestone worktops. There's a gas range oven, ceramic sink and space for an American-style fridge-freezer.

Adjoining the kitchen are both the dining and living spaces - one large room with triple bay windows either end, the dining room with double glazed doors opening onto the garden terrace. There are two period fireplaces featuring working gas fires; this house is warm and well insulated.

The expansive views continue on the first floor where the principal bedroom suite has generous proportions, its ensuite featuring a bath and shower. There's a second bedroom and shower room on this floor too. Up to the second floor, the ceiling heights remain high in two good sized bedrooms and a shower room.



## Gardens

This property has real kerbside appeal, its front door tucked away behind Bath stone pillars, a wrought iron gate and evergreen hedging. The front garden is mostly paved, with some planting in beds next to the house and a mature Wisteria framing the canopy and entrance. A wooden gate to one side allows access to the rear garden.

At the rear, a few steps down from the dining room 'French' doors lead to a paved terrace. Additional steps remain where there once was access directly into the kitchen, a feature changed when this room was recently modernised and improved. There are several areas to sit and take in the wonderful views this West-facing garden offers. A level lawn fills the rest of the garden with curved beds full of mature shrubs, trees and a shed at the very end.

## Property Information

**Tenure:** Freehold.

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

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band G

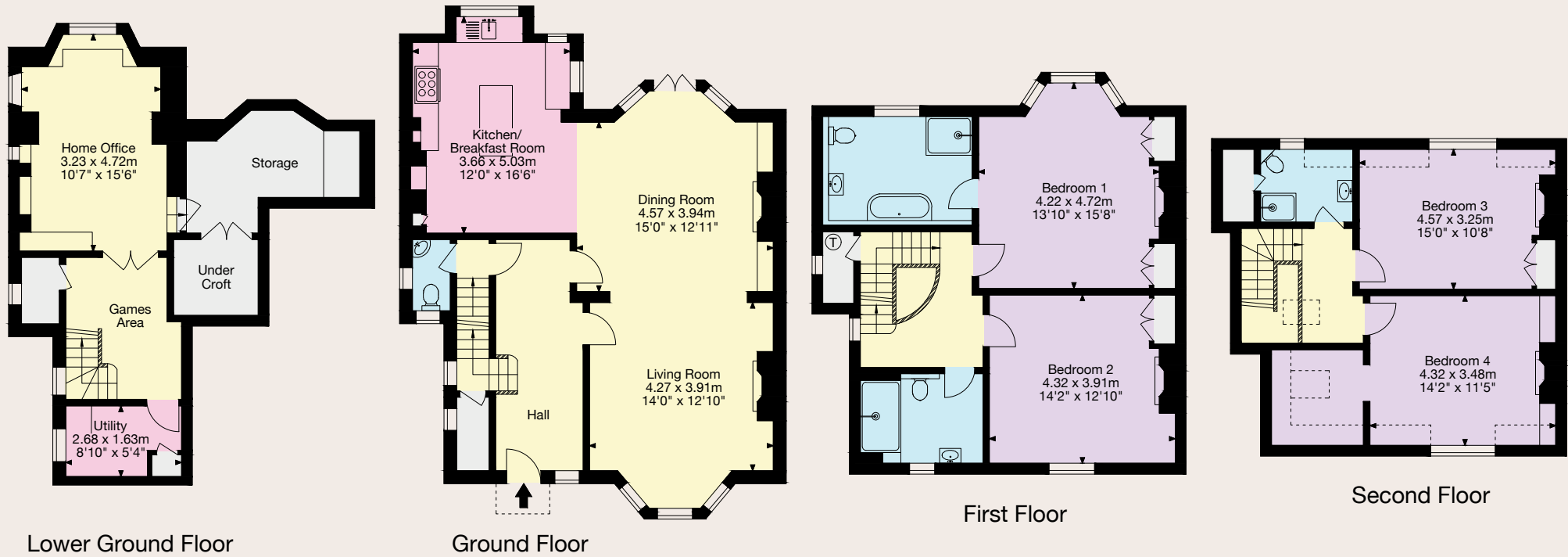
**EPC:** F

**Directions (BA2 6AL):** Head west on Beauford Square/ Queen Square/A4 towards Princes St. Continue onto Chapel Row, then onto Charles St/A367. Follow A367 and turn right onto St James's Parade/A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge roundabout, take the 1st exit onto Claverton St/A36. Turn right onto Claverton St/Widcombe Parade. At the roundabout, continue straight up Widcombe Hill. The Tynning is on the third turning on the left hand side, opposite Church Street. Number 7 is approximately half way down, on the left hand side. There is permit parking immediately outside, or two-hour bay parking further along the road.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
227 sq.m / 2,452 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.



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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 May 2024. Photographs and videos dated May 2024.

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