



6 Williamstowe, Combe Down, Bath, BA2 5EJ

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A 2-bedroom detached bungalow, offering huge potential to modernise & redevelop, subject to necessary consents

Central location within Combe Down | Two double bedrooms | Surrounding courtyard gardens | Single detached garage and off-street parking | Potential to extend/redevelop | Detached bungalow | Large conservatory | No onward chain

Combe Down is a highly sought-after village on the southern edge of Bath, known for its charming community atmosphere, attractive Georgian and period properties, and beautiful surrounding countryside. The village offers a range of local amenities including independent shops, cafés, pubs, and well-regarded schools. Nearby green spaces and the scenic Cotswolds countryside offer fantastic opportunities for walking, cycling, and outdoor activities.

Bath is a designated UNESCO World Heritage city, renowned for its Roman heritage and elegant Georgian architecture. The city offers an excellent range of shopping facilities and a vibrant cultural scene, including the historic Theatre Royal Bath and the renowned Holburne Museum. Bath also boasts a wonderful selection of restaurants, cafés, boutiques, and beautiful parks.

Transport links are excellent. Bath Spa railway station provides direct rail services to London Paddington station, as well as connections to Bristol and South Wales. Road access is also convenient, with the M4 motorway (Junction 18) located approximately 10 miles to the north.

Description

Tucked away within a quiet no-through road in the heart of the highly sought-after village of Combe Down, this charming Victorian detached bungalow offers characterful accommodation, beautifully landscaped south-facing gardens, off-street parking and a detached garage. The property presents an exciting opportunity for buyers looking to personalise or extend, subject to the necessary consents.





The property offers well-proportioned and versatile accommodation extending to approximately 1,150 sq. ft. An entrance porch leads into a welcoming entrance hall, which provides access to the principal living spaces. The generous sitting and dining room is a bright and inviting space, featuring two fireplaces that add warmth and character.

The kitchen/breakfast room provides ample space for everyday living and dining, while the impressive conservatory enjoys delightful views over the rear garden and opens directly onto the terrace through double doors. There are two well-proportioned double bedrooms served by a family bathroom.

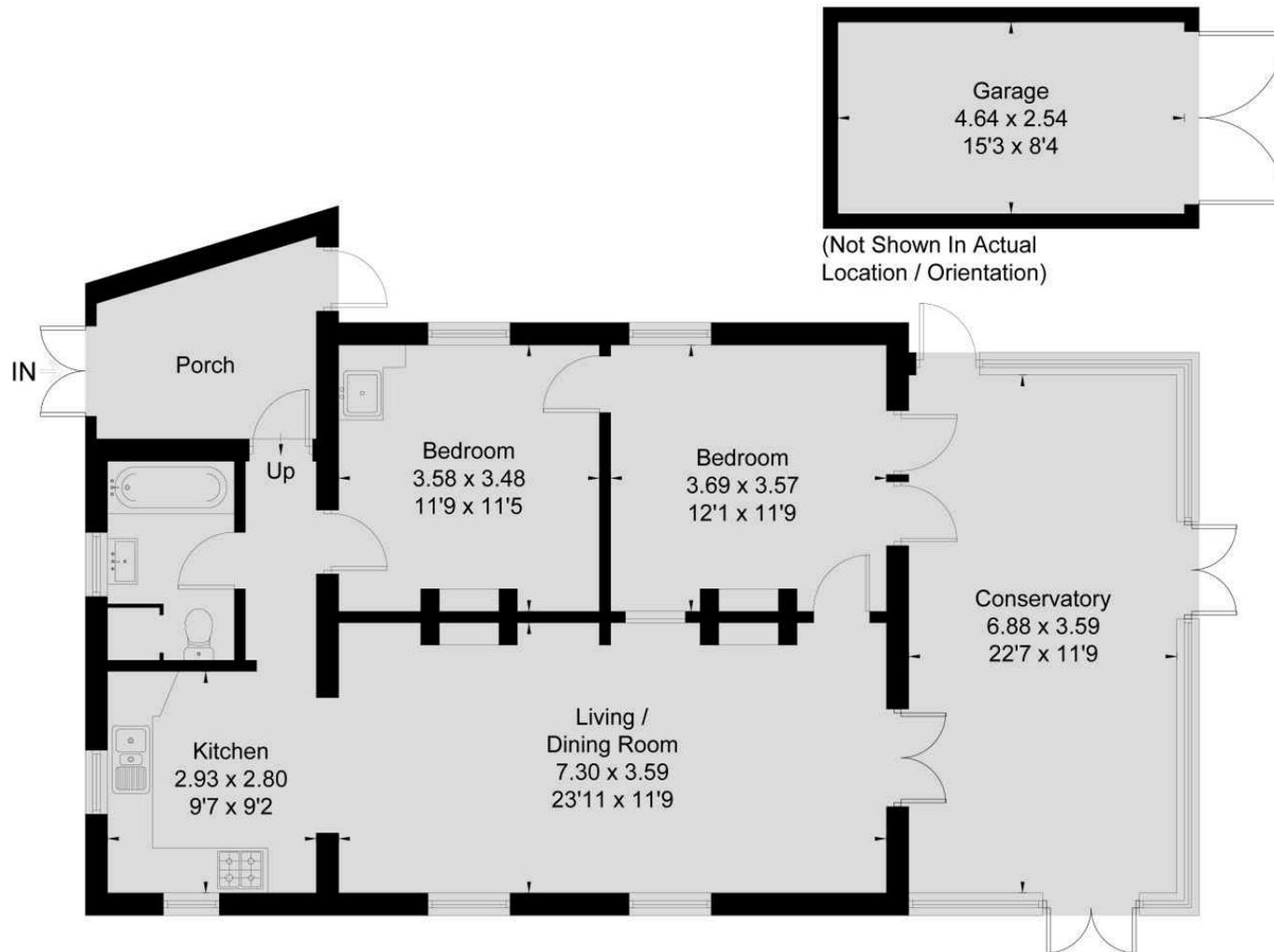
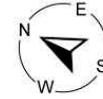
To the front of the property, a charming walled patio garden offers a private and attractive setting, ideal for outdoor dining or relaxing. The beautifully maintained south-facing rear garden has been thoughtfully landscaped and planted to create a tranquil outdoor retreat. A feature garden pond with ornamental stream and an elegant decorative metal bridge provides a striking focal point, adding interest and character throughout the seasons.

General Information

Council tax band - E
Tenure - Freehold
Services - Mains connected
EPC - 64 (D)



Approximate Floor Area = 106.8 sq m / 1150 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 118.6 sq m / 1277 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104854

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