



3 QUARRYMANS COURT, ROCK LANE, COMBE DOWN, BATH, BA2 5HP

DESCRIPTION

3 Quarrymans Court is an excellent three-bedroom home with driveway parking for three cars and lovely gardens surrounding. This delightful semi-detached home has a light and airy interior with dual aspect rooms and well-designed accommodation.

There are three bedrooms and a well-appointed shower room upstairs as well as a WC on the ground floor. The kitchen is of a generous size and there is space for a dining room table and chairs here too.

The property sits on a corner plot with garden on the three sides, the front areas being laid mainly to grass, but with various flowers, shrubs, ornamental trees and bushes. The rear garden is well enclosed and laid mainly to grass with raised beds and borders stocked with various flowers and shrubs. There is a paved and gravelled patio as well as a charming, large, detached summerhouse, a side gate leads out to the front.

SITUATION

Quarrymans Court is located just off Rock Lane in the centre of Combe Down with nearby shops and a bus route into the centre of the city only 100 metres away. Combe Grove Manor is nearby providing an excellent gym and Spa, whilst the Bath University campus a mile away has top of the range sporting and training facilities as well as full size swimming pool.

Combe Down is on the level, southern plateau of the City and the property is very well placed for easy access to local amenities which include shops, award winning delicatessen, baker's, doctors', dentist and pharmacies. Local bus services provide access to the City Centre and the University.

A SPACIOUS SEMI-DETACHED MODERN HOME SITUATED IN THE HEART OF COMBE DOWN VILLAGE, IN A QUIET CUL-DE-SAC LOCATION, A SHORT, LEVEL WALK TO THE VILLAGE AMENITIES AND FACILITIES. PERFECT FOR UPSIZING FAMILIES AND DOWNSIZING COUPLES ALIKE.



Combe Down has an excellent school community with its nursery and primary school and a further pre-school nursery in Combe Down. There are two private schools close by at Monkton Combe and Prior Park and an excellent secondary school in Ralph Allen's. There are also some lovely country walks to be enjoyed within the locality. The location is excellent for schools, having nearby primary schools, secondary schools and the highly regarded Monkton Combe School a short distance away. Other nearby schools are Beechen Cliff, Ralph Allen, Prior Park and King Edwards. Bath offers an eclectic mix of shops, entertainment and cultural activities. Access is very good being close to the A36 providing access to the south and the train centre proving a mainline rail service to London and Bristol. The up-keep and maintenance of the communal areas of this small cul-de-sac are maintained by a Managing Agent West of England Estate Management Company Limited and the current service charge is approximately £200 per annum.

Tenure: Freehold

Services: Mains electricity, gas, water and drainage.

Council Tax Band: E

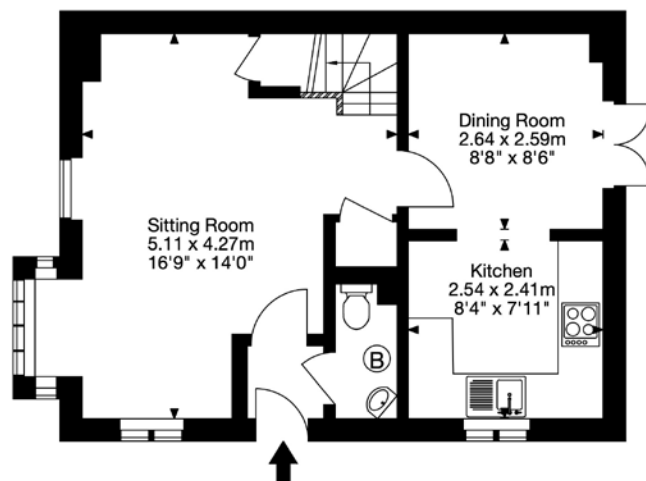
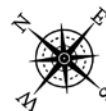
EPC Band: D

Viewing: Strictly by appointment with Carter Jonas.

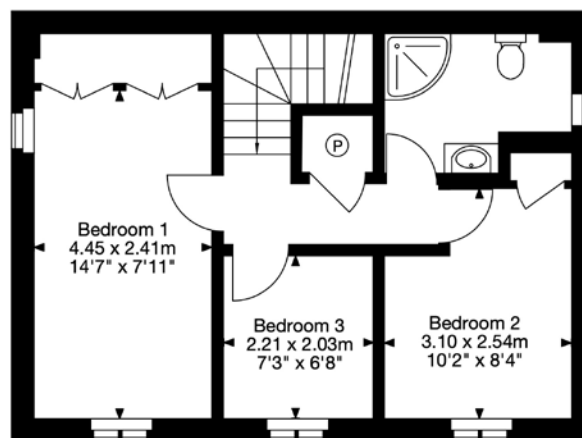
Directions: Leaving the centre of Bath via Widcombe into Prior Park Road and Ralph Allen Drive. At the top, proceeding straight across the mini roundabout into The Avenue. At the end, turn right into Church Road and first right to Rock Lane and the entrance to Quarrymans Court will then be found on the left.



3 Quarrymans Court,
Combe Down,
Bath BA2 5HP
Approx. Gross Internal Area
817 Sq Ft - 76 Sq M



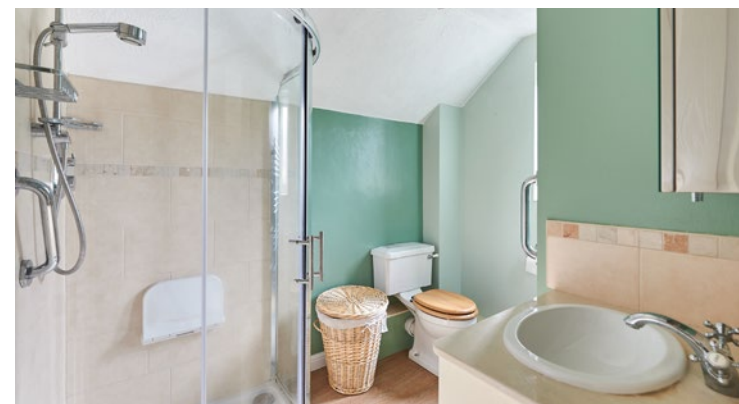
Ground Floor



First Floor

Capture Property Marketing 2022. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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