



4 COPSELAND, BATH, SOMERSET, BA2 6EA

Storm porch • Drawing room • Sitting room • Kitchen/
Dining room • Ground floor shower room and WC •
Three bedrooms • Bathroom • Airing cupboard • Front
and rear gardens
EPC rating D

DESCRIPTION

This is a superb, perfect, double fronted Bath stone house finished to a high standard throughout and benefitting from an extension to the rear to give a wonderful open plan full width kitchen/dining room. There is a storm porch enclosed by stain glass Victorian French doors, with storage for boots. The property has two main reception rooms to the front of the house and double glazed sash windows throughout. The main drawing room is enclosed and has a pretty period style fireplace and wood floor. The sitting room is open to the staircase and has a fireplace with a beautiful marble stone surround and there are wood floors throughout. The sitting room also has built in bookshelves and cupboard storage to one side of the chimney breast.

The stunning full width kitchen/dining room is extended to include three sets of glazed French doors set between floor to ceiling glazed panes which open out onto the rear garden. The floor consists of solid flagstone slabs that compliments the dark blue kitchen units and beautiful white quartz worktops. There are integrated appliances and clever storage to include large pan drawers, bins, dishwasher, and fridge and freezer. There is a smart sliding rail door that conceals larger storage and the entrance the shower room and WC.

Upstairs are three bedrooms, two of which have built in storage and wardrobes. There is a family bathroom with airing cupboard housing the boiler and water tank.

A CHARMING AND SPACIOUS EXTENDED AND DOUBLE FRONTED TERRACED HOME CLOSE TO BOTH BATHWICK HILL AND WIDCOMBE HILL WITH LIGHT AND AIRY ACCOMMODATION AND REFURBISHED TO A HIGH STANDARD THROUGHOUT.







The rear garden is enclosed and is low maintenance being mainly stone patio with some nice planting borders to the sides as well as shed storage. The front garden is also enclosed by Bath stone walls and metal gate with space for plant pots on the gravelled borders.

SITUATION

The property enjoys a superb position just before the tops of both Widcombe Hill and Bathwick Hill, and in fact links the two, approx. 1.4 miles from Bath city centre. Bath is a World Heritage City internationally renowned for its Georgian architecture and Roman heritage. There is a frequent bus service with a stop on Bathwick Hill within a short walk. Nearby is National Trust woodland that forms part of the superb Bath Skyline Walk. The University of Bath (with its excellent sporting facilities including indoor tennis courts, well equipped gymnasium and 50m swimming pool) is under a mile away. Bath Golf Club, King Edward's School are all close by, and other excellent schools within easy reach.



ADDITIONAL INFORMATION

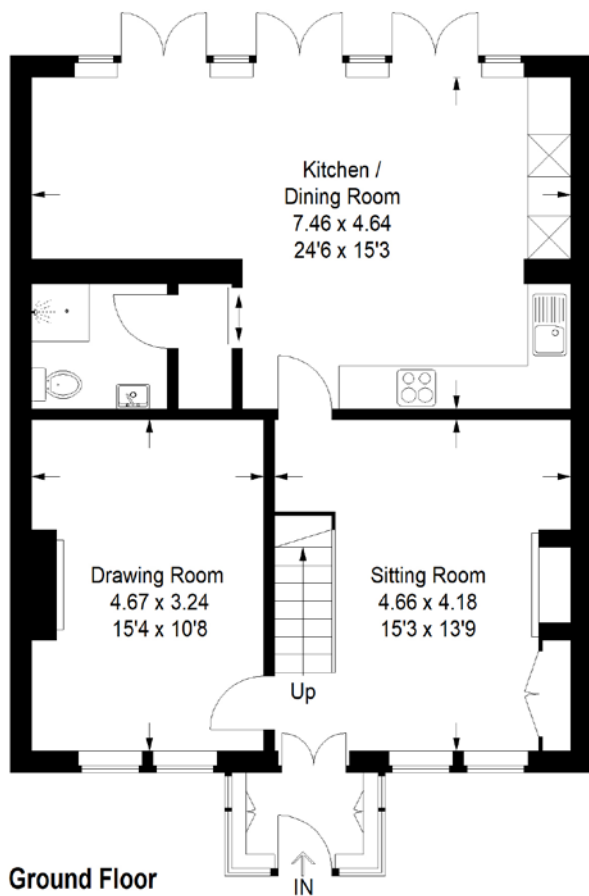
Tenure: Freehold

Services: All mains services are connected

Council Tax: Band E

Directions: Reaching near the top of both Bathwick Hill or Widcombe Hill, this road interlinks the two, turning left into it from Widcombe Hill, or right from Bathwick Hill past the turning for North Road on your left.





4 Copseland
Approximate Gross Internal Area
125.3 sq m / 1349 sq ft

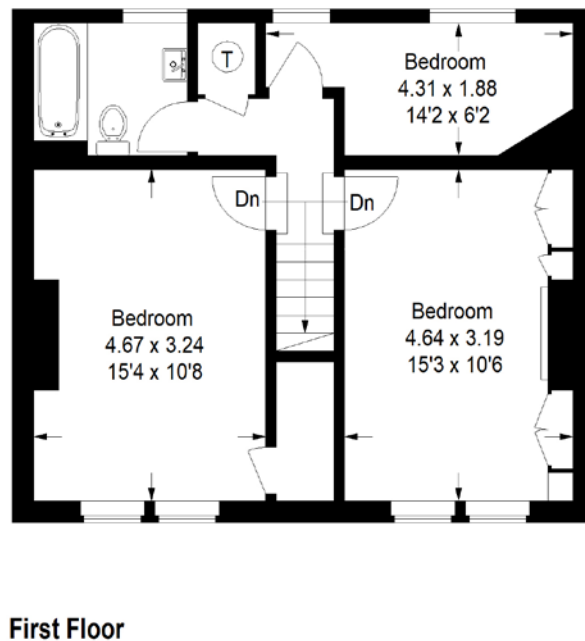


Illustration for identification purposes only, measurements are approximate, not to scale.
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