



**10 FOXCOMBE ROAD**  
Bath

**Carter Jonas**

# 10 FOXCOMBE ROAD, BATH, SOMERSET, BA1 3ED

## OPPORTUNITY TO PURCHASE AN ONGOING FREEHOLD INVESTMENT OF A FREEHOLD TERRACE PROPERTY DIVIDED INTO TWO APARTMENTS WITH A NICE GARDEN IN THIS SOUGHT AFTER LOCATION

Ground floor flat: Reception hall · Sitting room · Dining room · Bedroom · Kitchen · Shower room · Garden  
Approx 653 sq ft / 60 sq m · EPC band D

Statutory Assured (protected) Tenancy - £270.25 per month (started 30th June 1966)

First and Second floor maisonette: Reception hall · Sitting room · Kitchen · Two bedrooms · Shower room  
Approx 867 sq ft / 80 sq m · EPC band E

Assured Shorthold Tenancy - £800 per month (stated 2nd June 2020)

Total Income £12,843 per annum

### DESCRIPTION

The property comprises a three storey, bay fronted, Victorian terraced house. It is built with Bath Stone elevations under a pitched clay tile roof. The house is divided into a self-contained ground floor flat, and a second self-contained 2-bedroom maisonette comprising the first and second floor of the property. The ground floor flat also has access to the garden at the rear of the property which comprises a gravelled and patio area along with small sheds enclosed by a brick boundary wall.

**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

### LOCATION

Foxcombe Road occupies a very handy position in this popular road. It is just a short walk from the many shops and amenities both in Chelsea Road and Weston Village, whilst some excellent schools (Oldfield, WASPS, St Marys and Newbridge) are all close by - as is the Royal United Hospital, Newbridge Park and Ride and Marina. The house is well served by buses into the city centre (just 1.5 miles away), wonderful walks up Kelston Roundhill and along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath.

## ADDITIONAL INFORMATION

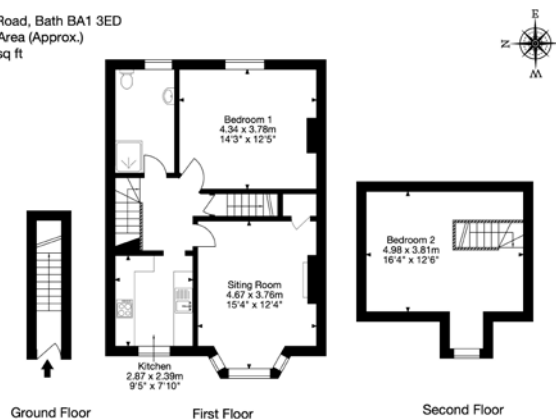
**Tenure:** Freehold. (copies of the tenancies can be made available on request).

**Services:** All mains services are connected.

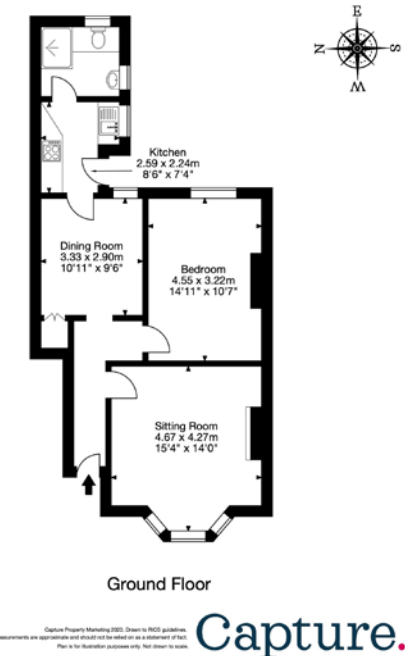
**Council Tax:** Both flats band C (£1,696.83).

**Viewing:** Strictly by appointment with Carter Jonas.

First Floor Flat  
10 Foxcombe Road, Bath BA1 3ED  
Gross Internal Area (Approx.)  
80 sq m / 867 sq ft



Ground Floor Flat  
10 Foxcombe Road, Bath BA1 3ED  
Gross Internal Area (Approx.)  
60 sq m / 653 sq ft



**carterjonas.co.uk**

Offices throughout the UK

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE