



Excellent location with generous gardens

Carlingcott, Bath

Freehold



Entrance hall • sitting room • kitchen/dining room • conservatory • shower room • bedroom • loft room • driveway parking • garaging • extensive gardens and grounds

54 Carlingcott is a rendered, end-of-terrace property surrounded by extensive gardens and grounds. The property is entered into a hallway with sitting room to the right. The kitchen/dining room is to the rear with conservatory adjacent. There is a shower room on the ground floor and useful under stair storage space. The first floor comprises an excellent size double bedroom with adjacent dressing area and access to the loft room. The gardens and grounds are extensive relative to the size of the property and could provide development potential subject to the necessary consents being obtained. There is a driveway leading past the property to a hard standing and garage. There are lawned areas and a selection of mature fruit trees. A picturesque small stream with waterfalls and a series of fish ponds flows through the grounds. Terrific views can be enjoyed over the countryside.

Tenure Freehold
Services Mains water, electric and drainage. LPG gas heating.
Viewings Strictly by appointment with Savills.
EPC A full copy of the certificate is available on request

54 Carlingcott, Bath, BA2 8AP

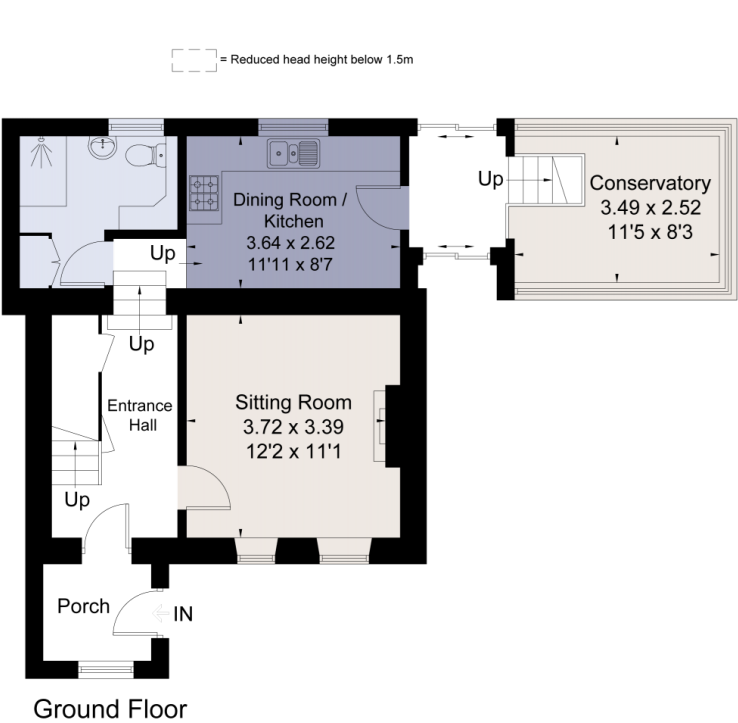


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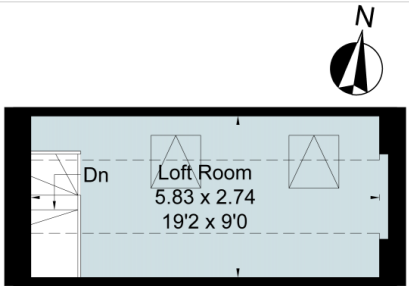
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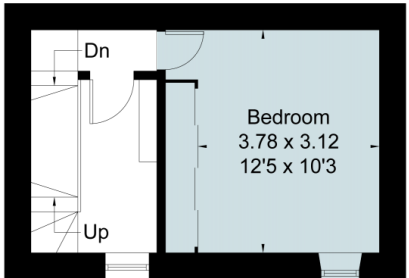
Approximate Area = 98 sq m / 1055 sq ft (Including Loft)
Including Limited Use Area (8.9 sq m / 96 sq ft)
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Ground Floor



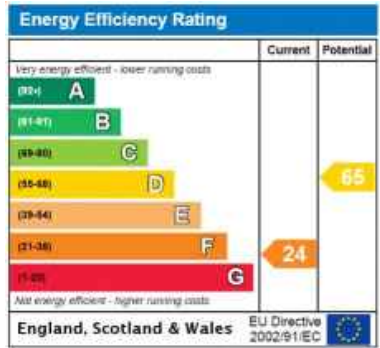
Second Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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