



A spacious family home with panoramic city views

Midford Road, Bath

Freehold

savills

Entrance hall•Cloak/Shower Room•Sitting Room•Family Room•Kitchen/Breakfast Room•Utility/Pantry•Garden Room•Bedroom 4/Reception Room•3 Bedrooms•En Suite Bathroom•Separate Shower Room

Description

Waverley is a spacious three to four bedroom detached family home offering versatile accommodation arranged over two floors. The property has been extended in more recent times and features a large sitting room with direct access out to the gardens as well as a light and bright garden room with underfloor heating. There is a spacious family room, central hallway with storage cupboard, bedroom four/reception with interconnecting door to the cloak/shower room. The heart of the home is very much the kitchen breakfast room which offers a range of base, drawer and wall units, granite work surfaces, butler sink and integrated appliances dishwasher and fridge/freezer. Leading off the kitchen is a useful utility/pantry.

To the first floor a principal double bedroom with en suite bathroom, two further bedrooms and a shower room. All the bedrooms have fitted wardrobes and open views.

Outside

To the front of the property is a large driveway, which is accessed via a five-bar wooden gate and leads to an attached single garage with up and over door and further gravel parking area. There are raised borders with mature shrubs and a gated pathway.

The rear garden is private and enclosed. There is a patio area leading off the back of the home with steps down to a level lawn. There are established beds with mature shrubs as well as a greenhouse, timber shed and further paved patio area. There is outside lighting and a water tap. The rear garden enjoys an open aspect.





Situation

Waverley is located on Midford Road, situated approximately 3 miles from Bath City Centre. There are local amenities closeby, together with Sainsbury's supermarket approx 0.6 miles away. There is a regular bus service into Bath from Midford Road and Bath Spa Station offers high speed links to London Paddington (from 75 minutes). Bath provides excellent cultural and leisure amenities including many fine restaurants and an excellent range of shops, museums, art galleries and theatres. Well-regarded schools are close by, both in the private and state sector.

Directions

From the city centre take the A367 (Wells Road/Way) forking left at the top onto the B3110 (Midford Road). Proceed straight over the double roundabout in the direction of Midford. Pass the Cross Keys public house on your left and the property can be found a little way along on your left.

Services

All mains services are connected.

Tenure

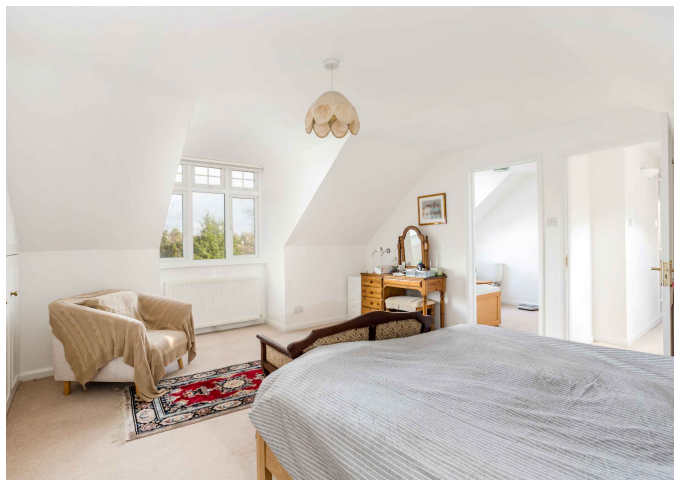
Freehold.

Energy Performance

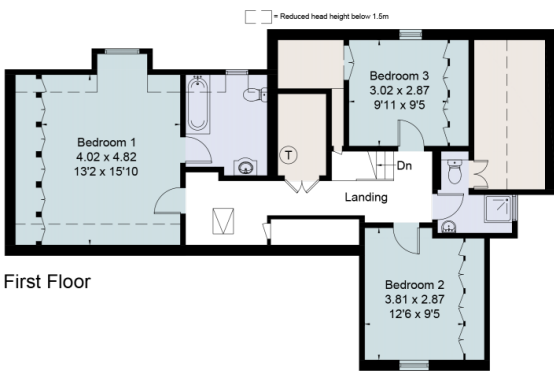
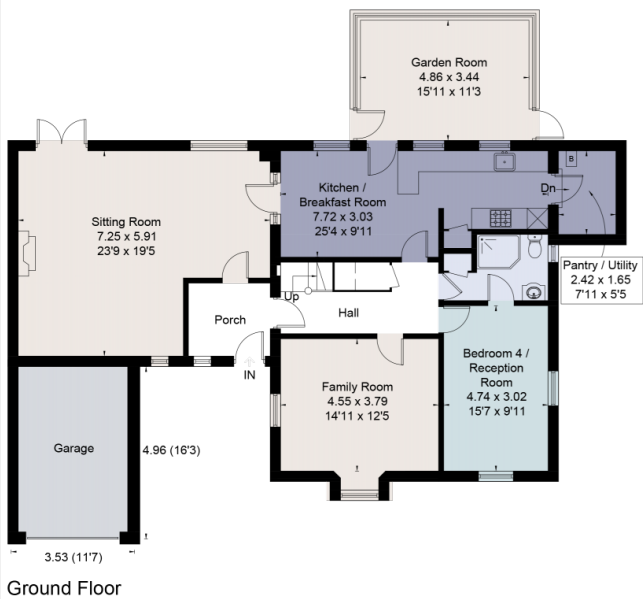
A copy of the full Energy Performance Certificate is available upon request.

Viewing

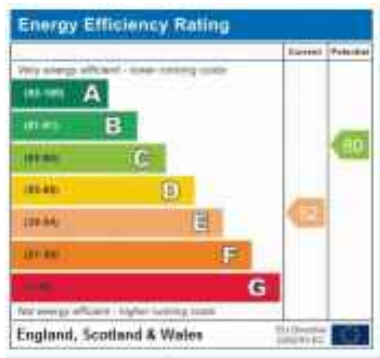
Strictly by appointment with Savills.



Approximate Area = 233.7 sq m / 2515 sq ft
Garage = 15 sq m / 161 sq ft
Total = 248.7 sq m / 2676 sq ft
Including Limited Use Area (16.9 sq m / 182 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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