



# Detached family home with stunning views

**North Road, Bath**

Freehold





Entrance hall • cloakroom • lounge/diner • kitchen • utility area • 3 bedrooms • bathroom • semi-integral single garage • undercroft storage.

**A unique opportunity to acquire and redevelop a detached family home with a pretty garden and stunning views over the city.**

#### Description

Wayside is a detached house built circa 1960 arranged over two floors and currently offering 1,156 sq ft of accommodation.

The property offers huge potential to redevelop (subject to the necessary permissions) and enjoys an elevated position at the top of North Road with uninterrupted views across the city of Bath and the glorious countryside beyond.

The property stands in its plot of about 0.23 acres and enjoys private gardens and access to all sides.

Inside, the home is in need of updating but has been reasonably well maintained and managed over the years.

#### Outside

To the front of the property is a pull-in area suitable for a visitor parking space as well as access to the single garage with electric roller door.

Steps lead down to a covered entrance porch and there is a paved pathway leading around to one side.

To the rear is a paved terrace leading off the back of the house with undercroft storage below.

Steps lead down to the gently sloping garden which is private and enclosed by tall hedging and robust stone walls.

#### AGENTS NOTE

It has been agreed with the seller that the property will be openly marketed, with offers invited in writing to Savills Bath through a process of best and final bids on a date yet to be agreed.







### Situation

The property enjoys a superb elevated position off North Road, approx 1.8 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), Bath Golf Club, King Edward's School are all close by, and other well-regarded schools within reach.

### Directions

The property can be found towards the top of North Road on the right hand side. There is restricted parking within the area so please check before leaving your vehicle.

### General Remarks and Stipulations

#### Tenure

Freehold

#### Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

#### Local Authority

Bath and North East Somerset Council

#### Viewings

Strictly by appointment with Savills.

Wayside, North Road, Bath, BA2 6HB

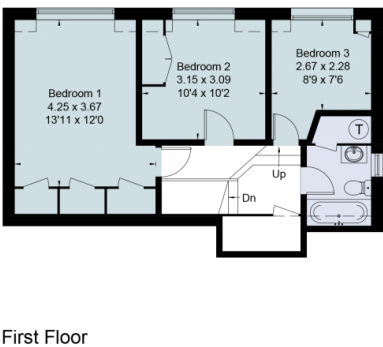
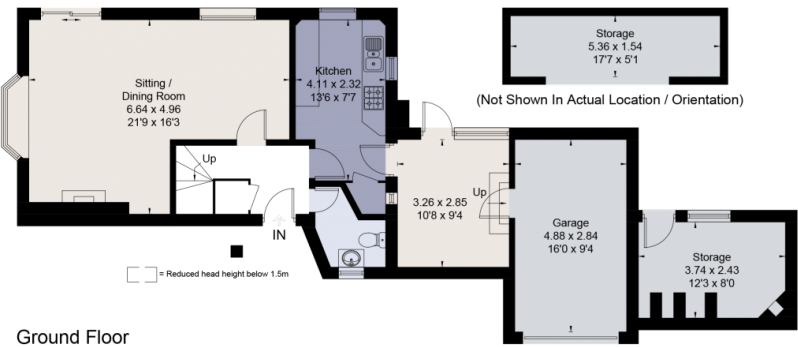


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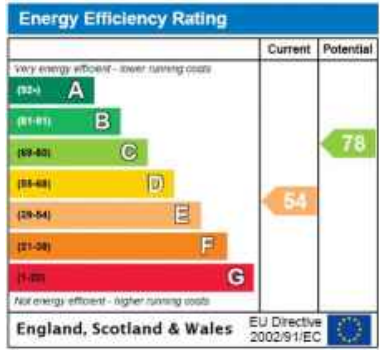
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Approximate Area = 107.4 sq m / 1156 sq ft  
Garage = 14 sq m / 151 sq ft  
Storage = 9.3 sq m / 100 sq ft  
Total = 130.7 sq m / 1407 sq ft  
(Excluding Open Storage)  
Including Limited Use Area (5.5 sq m / 59 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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