



**87a Southdown Road, Bath,
BA2 1HL**

Offers Over £525,000

Award winning extensive gardens, a hidden location, 1403sqft of impeccably kept accommodation, a double garage and plenty of parking - what more could you wish for in this glorious detached home? Dating from 1980 and accessed via private gated drive behind the east side of Southdown Road, this vast and extraordinarily private house is ideal for downsizers and families alike. Four double bedrooms (one currently a dining room), dual aspect sitting room, kitchen/breakfast room with attached utility, bathroom and master ensuite. 88ft x 53ft rear gardens with hidden artists cabin for work or play, two sections of front gardens (veg plot and west facing entertaining terrace), a double garage with potting shed and more driveway than you can shake a stick at. Seclusion and tranquility whilst being 100yds from a Post Office/corner shop and the No1 bus route into town. A unique opportunity. Sole Agents

- 1403sqft
- Four double bedrooms
- Extensive gardens
- Double garage & gated driveway
- Hidden location



AGENTS NOTES

16 Solar Panels installed on 21 June 2011 with index-linked Feed-in-Tariff payable for 25 years. Currently attracting FIT payments of £2,000 per annum. Over 13 years of the contract remain.

TROPF BLUMAT watering system in place around the bungalow to supply hanging baskets, pots etc.

ENTRANCE HALL Shelved double built-in pantry/storage cupboard with light, consumer units and solar meter. Good sized shelved airing cupboard with light and housing factory-insulated hot-water tank and central heating controls. Central heating thermostat. Electricity meter box. Loft hatch with fitted ladder. Security alarm panel. Radiator.

SITTING ROOM Dual aspect. West facing DG window with Venetian blinds plus South facing DG patio door. Marble style fireplace with coal-effect gas fire with chrome surround (brass alternative available). Centre light, 2 dimmable wall lights. 2 TV points. Radiator.

BEDROOM 1 Schreiber fitted wardrobes. W facing DG window. TV and telephone points. Radiator.

ENSUITE Fully tiled with white suite. Basin and vanity unit. WC. Electric shower 46"x29" tray, adjacent shelf with cupboard under. Shaver point. Illuminated mirror. Extractor fan. North-facing obscure DG window with Venetian blind. Radiator. WATER KING Sentry Electronic Scale protection.

BEDROOM 2 Two corner fitted double wardrobes. North-facing DG window with roller blind. 7' study alcove with shelving and fibre broadband connection. Radiator.

BEDROOM 3 2 double fitted wardrobes featuring 2 central mirrored doors. DG window facing east. Radiator.

DINING ROOM/BEDROOM 4 West facing DG patio door. 2 South-facing DG lancet windows. Oak-effect laminate flooring. Radiator.

BATHROOM Fully tiled with white suite comprising panelled corner bath with mixer attachment and GROHE shower over. Low level WC. Pedestal hand basin. Mirror with light over. Shaver point. Extractor fan. Obscure DG window, east-facing with Venetian blind. Radiator.

KITCHEN/BREAKFAST ROOM Fitted with a range of wall and floor units supplying cupboard and drawer storage. One glass-fronted wall unit with glass shelves and lighting inside. Worktop lighting. 1 ½ bowl white BLANCO sink unit with single drainer. NEFF gas hob with electric fan-oven under. Semi-integrated dishwasher. Space for refrigerator. East-facing DG window over sink with Venetian blind, and DG French windows opening onto rear terrace. Radiator.

UTILITY ROOM Fitted with matching range of wall and floor units. Worcester Greenstar central heating boiler (installed 2015). 2 ½ bowl Stainless steel sink unit. Plumbing for washing machine and spaces for tumble dryer and freezer. North-facing DG window with Venetian blind. Back door with obscured DG glass.

LOFT Accessed via fitted loft ladder from hallway. Centre section boarded from front to back with part-shelving to either side for light storage. Insulation. 5 ceiling lights. Cold water tank. Header tank for central heating system. Solar inverter.

GARAGES & PARKING Private drive with recessed double metal gates leading around to detached 16ft3 x 17ft9 DOUBLE GARAGE (currently part workshop). Workbench, storage, lighting, power. Outside water tap. Adjacent 16ft3 x 7ft8 POTTING SHED with mains water supply. Ample driveway parking adjacent to garages for 3 cars.

FRONT GARDENS Fenced and hedged 37ft x 27ft fruit and vegetable garden. Paths accessing borders and 4 raised beds. 2 garden benches. Pear and apricot trees. Black and red currants. Herbs etc. Concealed storage area beside garage with 2 water butts and 2 composters. Adjacent to the house is a 32ft x 25ft front terrace garden with paved west facing patio, borders, lawn and hedges.

REAR GARDENS 88ft x 53ft approx - Terrace with outside tap and central steps down into landscaped flower garden with shaped lawns, pond with fountain and 2 circular patios. Paved path leading to hidden 15ft x 11ft GARDEN STUDIO with light and power. At the very bottom of the garden a pedestrian gate gives access to Hillcrest Drive and a 5 minute walk to Hillcrest Park. Additional small sunken garden to north side of property. Large rainwater tank. (Note: Rainwater storage totals 500 gallons on site) Storage space for recycling boxes. Metal side gate onto turning area and front drive.



GROUND FLOOR
1403 sq.ft. (130.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements