



**50 Mount Road, Southdown, Bath,
BA2 1LF**

£285,000

Rear extended to 817sqft, this beautifully styled 1920s home enjoys views over to Lansdown, a level enclosed 34ft x 27ft rear garden and driveway parking. Just across the street from the Roundhill and with green space behind, the heart of this home is the stunning open plan kitchen/dining room looking out onto the rear garden. A front facing sitting room with woodburner and a cleverly designed W.C complete the ground floor layout whilst upstairs houses two bedrooms and a gleaming three piece bathroom. Double glazing and GCH in situ. Sole Agents

- Extended to 871sqft
- 34ft x 27ft level gardens
- Driveway parking
- City views
- Open plan kitchen/dining room



Property Description

ENTRANCE HALL Double glazed front door, tiled floor, cloaks area, meter cupboard, dado rail, stairs to first floor.

SITTING ROOM Double glazed front window, radiator, fireplace with inset woodburner, archway to kitchen/dining room.

KITCHEN Base and wall units with inset sink/drainers, space for range cooker, plumbing for washing machine and dishwasher, space for tall fridge/freezer, part tiled walls. Open plan to dining room.

WC Double glazed side window, low level W.C, handbasin, extractor fan, radiator.

DINING ROOM Two Velux skylights, double glazed sliding doors to rear garden, radiator.

LANDING Double glazed side window, loft access, radiator.

BEDROOM 1 Double glazed front window, radiator, large overstairs storage cupboard with Vaillant gas combination boiler and shelving.

BEDROOM 2 Double glazed rear window, radiator.

BATHROOM Double glazed rear window, low level W.C, handbasin, panelled bath with shower over, heated towel rail, part tiled walls, extractor fan.

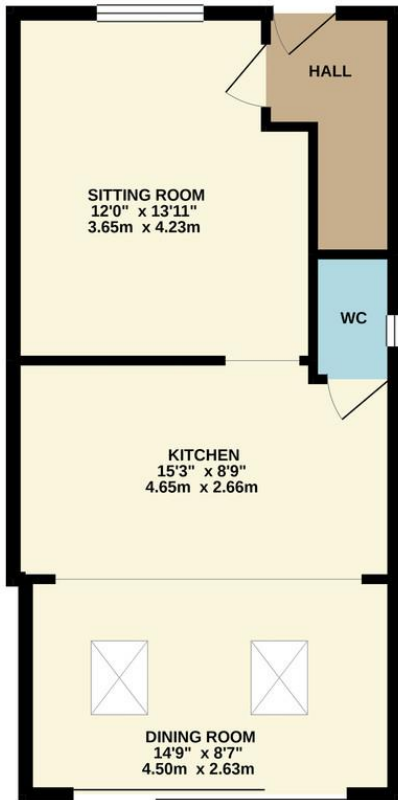
REAR GARDEN 34ft x 27ft min - fences to side and rear, gated side access, patio and lawned areas with flower beds and shed.

FRONT DRIVEWAY Gravelled front driveway parking with hedges, flower borders and fences to sides.

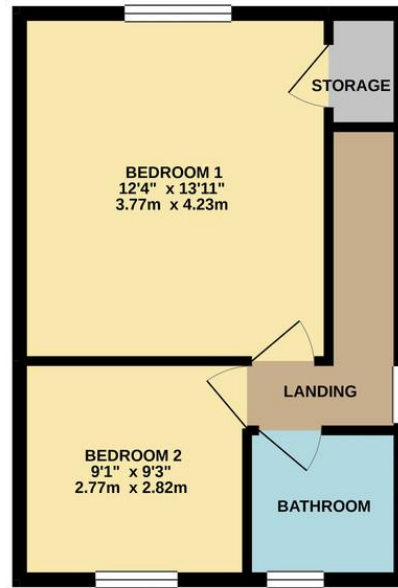
AGENTS NOTES The Roundhill (also called Barrow Hill or High Barrow Hill) served in the past as a site where the Hundred Meeting was held. Counties were divided into regions called Hundreds and meetings took place to apply the law in each region. This practice began in Saxon times and was still in use into the 18th century. Before the construction of this estate in the late 1920s below the Roundhill, this area was once used for growing teasels, which were then used in Twerton's cloth mills.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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

B

Viewing Arrangements

Strictly by appointment