



**1 SYDENHAM PLACE**  
Combe Down, Bath

**Carter Jonas**

## 1 SYDENHAM PLACE, COMBE DOWN, BATH, SOMERSET, BA2 5ET

**A DELIGHTFUL SEMI-DETACHED FOUR BEDROOM HOUSE WITH PARKING  
IN THE POPULAR COMBE DOWN AREA OF BATH, OFFERED FOR SALE WITH  
NO CHAIN.**

Kitchen / Breakfast room • Sitting room • Dining room  
/ Study • Utility space • Four bedrooms • Bathroom •  
Shower room • Garden • Parking space for two vehicles

### DESCRIPTION

Situated on a quiet lane in the popular village of Combe Down, Sydenham Place is approached via a gate into a private garden. The house has been extensively refurbished by the current owners with an attic conversion and rear extension.

The accommodation is arranged over three floors, with a kitchen / breakfast room leading into a living room with patio doors to the side of the house. Double doors connect to a useful study room also with patio doors and ground floor shower room.

The stairs rise to the first floor where there are two double bedrooms, a single bedroom and a family bathroom. All have attractive shutters. Stairs rise again to the second floor where there is a further large double bedroom with shower room and ample storage into the eaves. The private garden is to the front and there are two off street parking spaces.

This is a wonderful family home tucked away in a quiet and convenient location. Chain free.

### SITUATION

The property is very well positioned with easy road and public transport access into the City of Bath and with good local amenities closer at hand in Combe Down Village itself. These include; post office/stores, public houses, churches and schools.



Monkton Combe, Prior Park and The Ralph Allen Schools are situated within walking distance of the property. Local leisure facilities include private member's clubs of Monkton Combe Sports Club and Combe Grove Manor and the excellent facilities available for public use close by at University of Bath. A network of lovely walks can be enjoyed in the beautiful Midford/Limpley Stoke Valley. The world Heritage City of Bath, renowned for its vast array of: cultural, shopping, historic and sporting facilities is within 1.5 miles. The commuter will be pleased to note that Junction 18 (M4), giving access to London and North Bristol and to The South West and Midlands (via M5) will be found 10 miles north of the city at Tormarton. Trains to London Paddington (taking approximately 75 minutes) are available from Bath Spa Railway Station.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Council Tax:** Band C

**EPC:** Band D

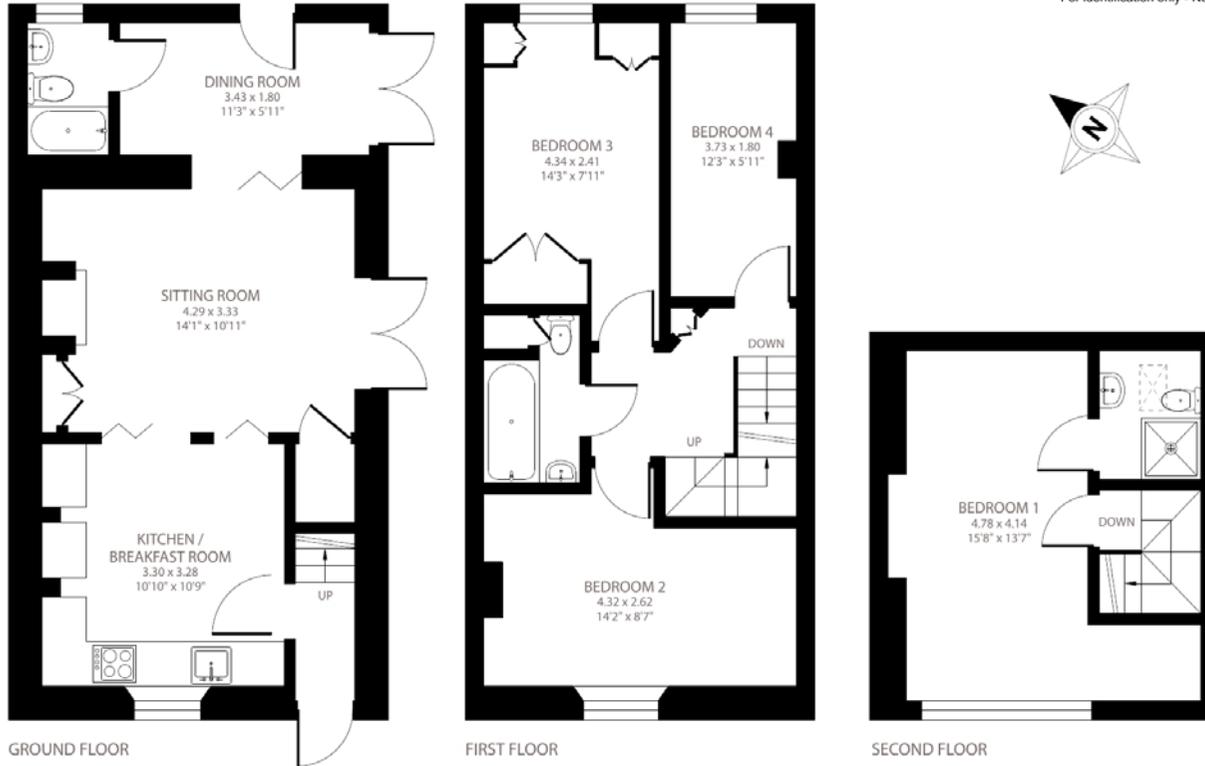
**Viewing:** Strictly by appointment with Carter Jonas



## Sydenham Place, Combe Down, Bath, BA2

Approximate Area = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Carter Jonas. REF: 994349



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