01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com

FOR SALE

FLOOR PLAN:

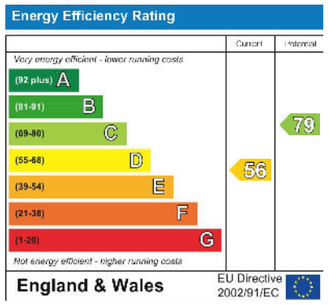
Hill Avenue, Bath, BA2

Approximate Area = 1588 sq ft / 147.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Zest Sales and Lettings Ltd. REF: 1435321

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

6, Hill Avenue, Bath, BA2 5DB

3 Bedroom House - Detached

Guide price £850,000

- A Well Proportioned Extended Family Home With Further Potential
- Three Reception Rooms, Three Bedrooms, Two Bathrooms
- Situated In A Popular Location To The South Of Bath
- Offered To The Market With No Onward Chain
- Mature Level Landscaped Gardens & Driveway Parking
- Freehold, EPC Rating D, Council Tax Band E

DETAILS

A handsome three bedroom extended detached family home situated in the desirable area of Combe Down to the south of Bath. The property is offered to the market with No Onward Chain and offers flexible accommodation, level, mature gardens, driveway parking and further potential for extension.

DESCRIPTION

Once inside, you are welcomed by a spacious hallway with stairs leading to the first floor, along with a cloakroom and useful storage. The ground floor features two well-proportioned bay-fronted reception rooms, one to the front and one to the rear. The rear reception room is particularly inviting, boasting a wood-burning stove and glazed doors that open out onto the level garden. The open-plan kitchen/dining room is fitted with a range of wall and base units, including a gas hob and two electric ovens, plumbing for a washing machine and space for a fridge freezer, and also benefits from an additional door leading out to the garden. Off the kitchen is a practical utility room with plumbing for a washing machine and an airing cupboard housing the boiler. Completing the ground floor, the garage has been converted to provide additional reception space along with walk-in storage. This versatile room can be accessed from both the front reception room and the utility room, and could serve as a home office, extra bedroom, or gym.

Upstairs, there are two good-sized double bedrooms with built-in wardrobes, a single bedroom, a family bathroom, and an en-suite shower room to the principal bedroom.

To the front of the property, a private driveway provides parking for a couple of cars. To the rear, there is a charming, level, enclosed garden, mainly laid to lawn with a generous patio area, as well as mature shrubs, hedging, and trees. There is also additional space to the right-hand side of the house, where the current owner previously obtained planning permission for a double-storey extension. This presents excellent potential for further development, subject to planning permission.

LOCATION

The property is situated in the highly sought-after area of Combe Down, on the southern side of Bath. This vibrant community offers a range of amenities within easy walking distance, including a doctor's surgery, post office, and local village shops.

Combe Down is also well regarded for its excellent selection of schools. These include Combe Down Primary School, Prior Park College, and Monkton Combe Junior School, as well as being within the catchment area for outstanding state schools such as Ralph Allen, Beechen Cliff, and Hayesfield.

A regular bus service provides convenient access to Bath city centre, while the nearby A36 offers straightforward routes to the south of the city. The World Heritage city of Bath is renowned for its rich history, cultural attractions, shopping, and sporting facilities.

For commuters, Bath Spa railway station in the city centre offers direct services to London Paddington. The M4 motorway, accessible at Junction 18, provides further connections to London, Bristol, and the South West.

NB

Please note this property is owned by a family member of a member of staff.