



4 COPSELAND

Winkworth



# 4 COPSELAND

## CLAVERTON DOWN, BATH

A Superbly presented three bedroom cottage in the popular Claverton Down area of Bath at the top of Bathwick Hill and Widcombe Hill.

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Sitting room | Drawing room | Large Kitchen/Dining room | Utility | Cloakroom/shower room  
3 bedrooms | Bathroom  
Delightful enclosed rear patio garden

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Bath c.1 miles, Bristol c.11 miles

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### Bath office

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See things differently.



## DESCRIPTION

This three bedroom double fronted terraced Victorian cottage has light and airy accommodation arranged over two storeys. The current owner has made significant improvements and the property is presented in excellent order throughout.

The property is accessed via a gravelled front garden with a pathway to the front entrance porch, from here the front door opens into the Sitting room. Inside has been opened up bringing the stairs into the Sitting room. This room is very light with wood flooring, a beautiful feature fireplace and storage in the alcove with low cupboards and shelving up to ceiling level. A door leads from here to the Drawing room, also at the front of the house, with wood flooring, a typically Victorian fireplace, currently used as a TV room/snug. To the rear of the ground floor is a Kitchen/dining room which spans the entire width of the house and has three sets of French doors leading out to the garden. The kitchen is recently fitted and is in "as new" condition. The flooring is stone tiled throughout and there is ample room for a large dining table. Off the kitchen is a doorway which leads into a Utility cupboard and then through to a downstairs cloakroom/shower room.

Up stairs there are two double bedrooms at the front of the house, both with built in wardrobes. There is single third bedroom overlooking the rear garden and a bathroom at the rear of the house.

## OUTSIDE

Outside the rear garden is a lovely stone paved entertaining space with raised beds and a step up to a raised patio at the rear. The walls are topped with trellis work.

## LOCATION

Copseland is a quiet little road at the Apex of Bathwick Hill and Widcombe Hill. The house enjoys beautiful surrounding countryside in the area, including the popular skyline walk and access to rainbow woods. Likewise, from the bottom of Bathwick Hill you can join the Kennet and Avon Canal, which offers further popular walks and bike rides as well as access to beautiful open countryside. The University of Bath with all it has to offer including convenience shopping and sports village is just a few hundred metres up the road.

The world heritage city of Bath is close at hand, in addition to the popular market town of Frome and the historic cities of Bristol and Wells. The property is well placed for commuting to Bath and Bristol, in addition to the M4 providing access to the wider motorway network. Bristol Airport provides a wide range of national and international flights.





## FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

Bath & Northeast Somerset

## COUNCIL TAX BAND

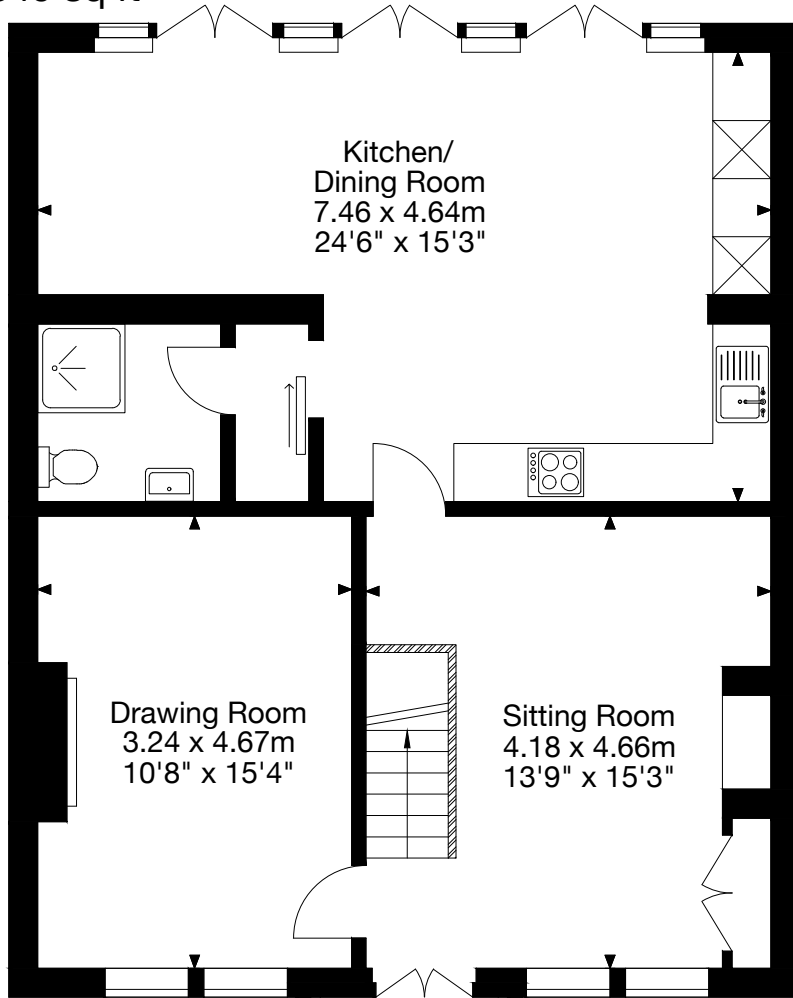
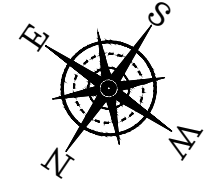
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## VIEWING

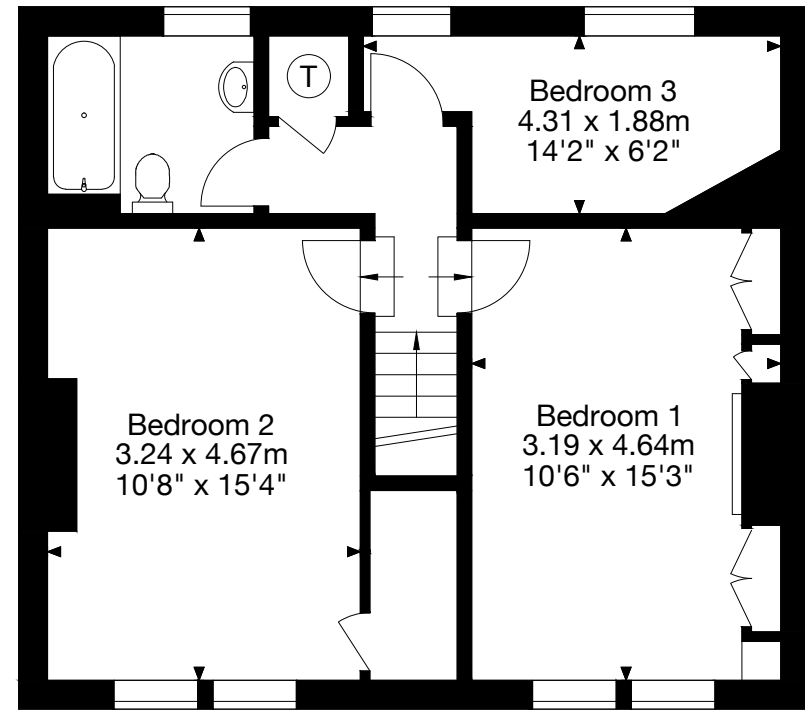
Strictly by appointment via sole agent Winkworth 01225 829 000



4 Copseland, Bath BA2 6EA  
 Gross Internal Area (Approx.)  
 125 sq m / 1,349 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<small>2015-2020: efficient - lower running costs</small>			
20-45	A		85
16-20	B		
12-15	C		
8-11	D		67
4-7	E		
1-3	F		
0-2	G		

For energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc.org.uk





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