



TABOURI

Southstoke Road, Bath

Carter Jonas

TABOURI, SOUTHSTOKE ROAD, BATH, SOMERSET, BA2 5SN

Reception hall • Living room • Kitchen • Dining room • Garden room • Utility room • Cloakroom/W.C. • Main bedroom with en suite bath/shower room • Two further double bedrooms • Family bathroom • Balcony

Driveway with parking area • Garage • Enclosed west facing garden

DESCRIPTION

A modern detached house, presented in excellent order throughout and having been extended to the rear, creating an excellent open plan living space. A welcoming reception hall at the side of the house has a downstairs cloakroom and W.C. and leads through to the central dining room that opens through to the garden room and kitchen. This is an excellent living area, the garden room being a recent extension with glazed doors overlooking and opening onto the level west facing garden. The kitchen has modern base and wall mounted storage cupboards with inset lighting and fitted appliances with a central island unit. Off the kitchen is a useful utility room with a side door to outside. At the front of the house is a large living room overlooking the front garden. Stairs lead up to the first floor with a large main bedroom which has a luxurious en suite bath and shower room. There are two further large double bedrooms and a family bathroom off the landing, as well as a large balcony with views to the front of the house.

A tarmac driveway sweeps around the front garden leading to ample parking and the integral garage with light and power. On the far side of the house is a shared drive giving access to the rear garden. A gate at the side of the house leads through to the level rear garden with a central lawn bordered by a large patio area with a pergola. The garden faces west, allowing for sunshine all afternoon.

A WELL PRESENTED AND EXTENDED DETACHED MODERN HOUSE WITH A WEST FACING GARDEN BACKING ONTO PLAYING FIELDS, A GARAGE AND OFF STREET PARKING.





SITUATION

Southstoke Road is situated on the southern slopes of Bath, on the fringes of the highly popular village of Combe Down. There are a number of excellent schools locally in both the public and private sector. The area is ideally situated with access to many country walks through the beautiful Horsecombe Vale and the adjacent and charming Southstoke village with its superb country pub; The Packhorse. There is a further pub adjacent to the house and a supermarket within walking distance. Behind the house, with direct access from the garden is GlassHouse Cricket Club and sports pitch. Combe Down benefits from a thriving community and excellent amenities including a delicatessen and café, doctor's surgery, village shop and a primary school, all within walking distance of the property. Bath Spa Railway

Station is just two miles, less if you walk, and the city centre offers a wonderful array of historic attractions including museums, theatres as well as unique boutique shopping and fine restaurants. There are excellent transport links to both Bristol and London either from Junction 18 of the M4 to the north of the city or by rail from Bath Spa railway station to London Paddington (approximately 90 minutes).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band F

EPC: Band C

Viewing: Strictly by appointment with Carter Jonas.







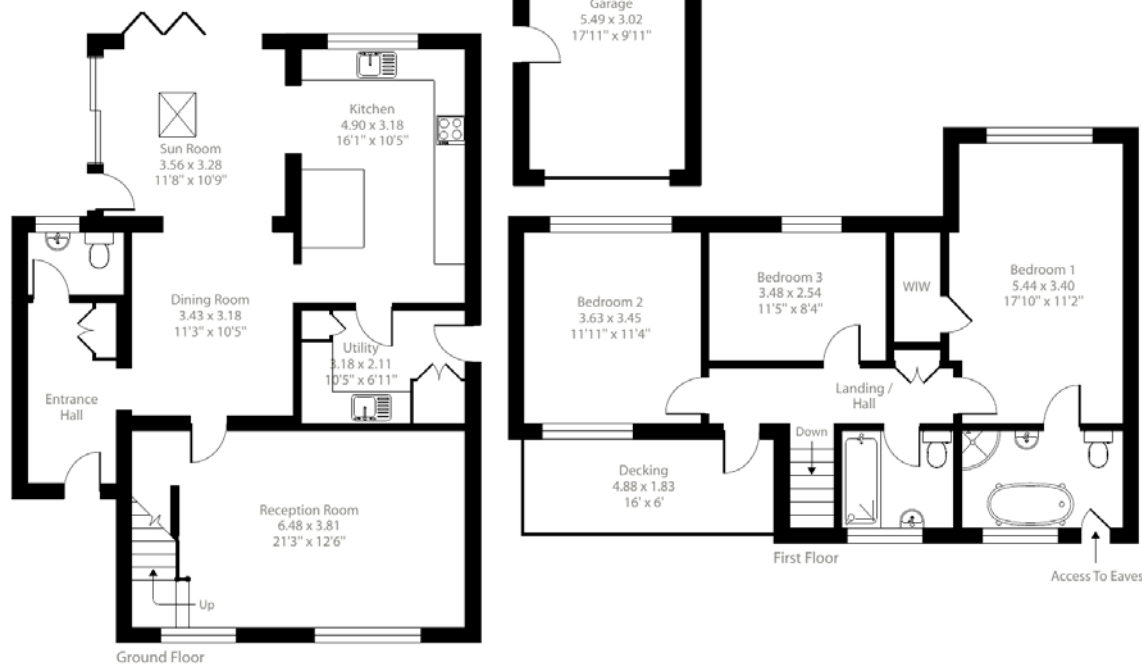
Tabouri, Southstoke Road, Bath, BA2

Approximate Area = 1581 sq ft / 146.8 sq m

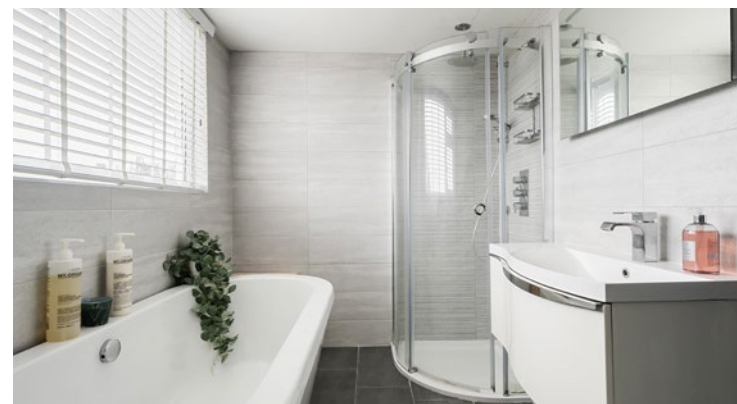
Garage = 180 sq ft / 16.7 sq m

Total = 1761 sq ft / 163.5 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). © nitchcom 2025. Produced for Carter Jonas. REF: 1239025



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