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Combe Down, Bath

Combe Down is a sought-after residential area situated approximately 1.5 to 2 miles south of Bath city centre. The village offers an excellent selection of everyday amenities, including independent shops, a delicatessen, cafés, convenience stores, a pharmacy and public houses. There are also several well-regarded schools nearby, including Combe Down Primary School, Ralph Allen School and Prior Park College.

For those who enjoy the outdoors, Combe Down is particularly well positioned, with access to the beautiful Bath Skyline walking routes, Rainbow Woods and the National Trust's Prior Park Landscape Garden. The surrounding countryside provides excellent opportunities for walking and cycling, whilst the village retains a strong community feel.

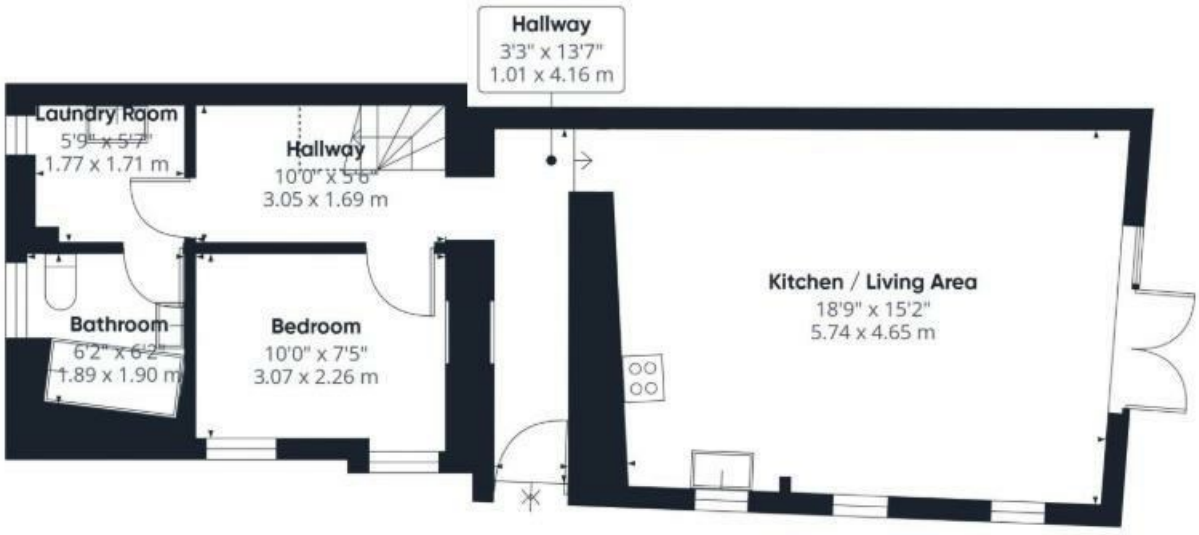
Bath city centre is easily accessible by car or regular local bus services, offering a fantastic selection of independent shops, restaurants, cafés and cultural attractions. Bath Spa railway station provides direct services to Bristol Temple Meads and London Paddington.

For commuters, the property is conveniently positioned for access to Bristol via the A4, whilst Junction 18 of the M4

- Two-bedroom cottage in desirable Combe Down
- Two bathrooms
- Garage
- Parking
- Separate laundry room
- Convenient access to Bath city centre, Bristol and M4
- Holding deposit - £403,00
- Council tax band C - £2,066.91 annually

£1,750 PCM

Floor Plans



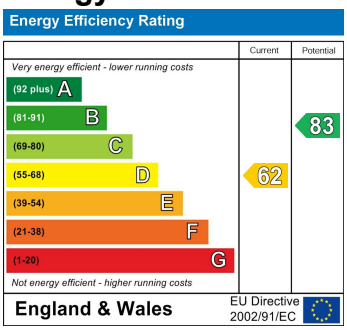
Floor 0 Building 1

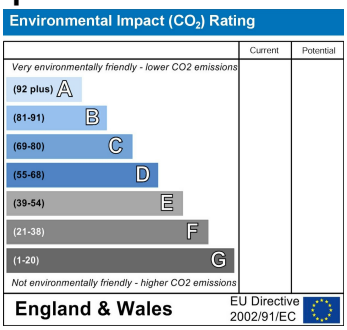


Floor 0 Building 2

Floor 1 Building 1

Energy Performance Graph





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