



WentWorth
Estate Agents



2 Hansford Mews, Entry Hill, BA2 5BD

- Three Bedroom Semi-Detached Family Home
- Spacious Living Accomodation
- Garage and Driveway Parking
- Front and Rear Gardens
- Desirable Location
- Offered for Sale with No Onward Chain

Price guide £475,000

Location

Situated on the fringes of Combe Down, approximately 1.25 miles to the south of Bath city centre, in an elevated position, with areas of natural woodland and public footpaths providing stunning panoramic walks.

Bath is a UK world heritage city famous for its Roman origins, Georgian architecture and its cosmopolitan lifestyle. With a choice of local schools, lovely parks and access to wonderful evening entertainment.

The mainline rail link to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins). Junction 18 of the M4 is approximately 11 miles north.

Internal Descriptions

Entering the property you are greeted with a spacious and welcoming hallway. The lounge/diner is both bright and generous, with natural light by way of the patio doors to the rear and a window to the front. The well-appointed kitchen offers plenty of storage and the cream wall and base units are complemented by the terracotta tiled floor. A guest cloakroom is also to be found on the ground floor. To the first floor there are three double bedrooms, with the larger two benefitting from built in wardrobes and a modern shower room.

External Descriptions

To the front of the property you will find an easily maintained garden, with gravel and raised corner beds. The garage and driveway are situated at the side of the property. To the rear there is a generous garden, mainly laid to gravel, with a pathway leading to a raised decked area, ideal for entertaining. Walled, raised herbaceous beds are ideal for planting or creating a vegetable patch.

Additional Information

Tenure - Freehold

Council Tax Band - E

EPC Rating - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Hansford Mews, Entry Hill, Bath, BA2

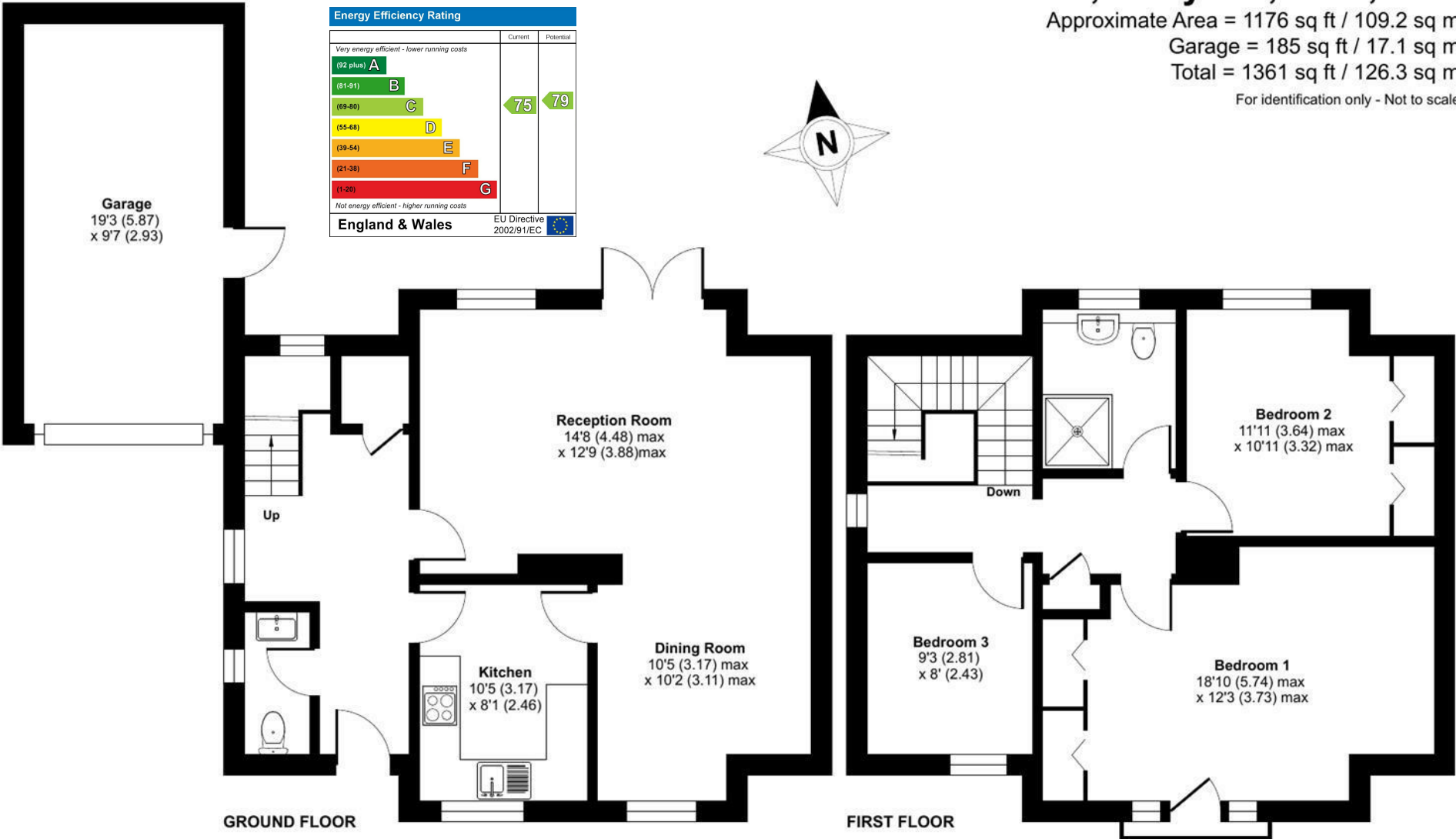
Approximate Area = 1176 sq ft / 109.2 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1361 sq ft / 126.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1417518







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