



6 Spring Lane, Bath, BA1 6NY  
Asking Price £325,000

DANIEL JONES  
— PROPERTIES —



**Bedrooms: 2**  
**Bathrooms: 1**  
**Receptions: 1**

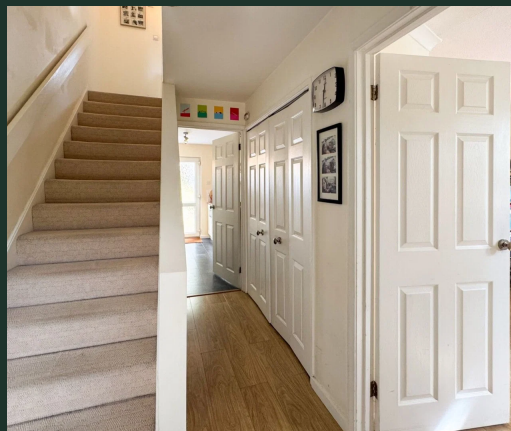
This well-presented mid-terraced home offers approximately 850 square feet of well-arranged accommodation in a sought-after position on the edge of Larkhall, enjoying countryside walks close by while being just over 1.5 miles from Bath city centre.

The property is approached via an enclosed front garden and opens into a welcoming entrance hall with engineered oak flooring and useful built-in storage. The spacious dual-aspect lounge/dining room extends the full depth of the house, creating a bright and airy living space with sliding patio doors opening directly onto the rear garden.

A separate fitted kitchen provides a good range of storage, integrated cooking appliances and access to the garden.

Upstairs, the landing includes a useful recessed area currently used as a work-from-home space, along with additional storage and loft access. The main bedroom spans the full width of the property and benefits from extensive built-in storage, while the second bedroom is another generous double overlooking the rear garden. A modern bathroom completes the accommodation with a bath and shower over, heated towel rail and natural light from multiple windows.

Outside, the rear garden measures approximately 35ft x 20ft and has been designed for easy enjoyment with a patio terrace, lawn, established planting and mature trees providing a good degree of privacy.



Spring Lane is ideally positioned for access to Larkhall Square (approximately 0.2 miles away - five or so minutes on foot). It provides a selection of amenities including a Butchers, Deli, greengrocers, hardware shop, Co-Operative supermarket and an independent bookshop. The popular Rondo Theatre and New Oriel Hall are thriving community venues. Excellent local schooling includes St Saviour's infant and junior schools together with St Mark's secondary school, all located within approximately a quarter of a mile, while regular bus services from Whitewells Road and Larkhall Square offer convenient access into Bath city centre. The house is superbly positioned for those requiring access to the M4, which is easily accessible without having to cross the city centre. For those who appreciate green spaces and sports, there is a variety of active clubs with which to get involved.

**Additional Information:**

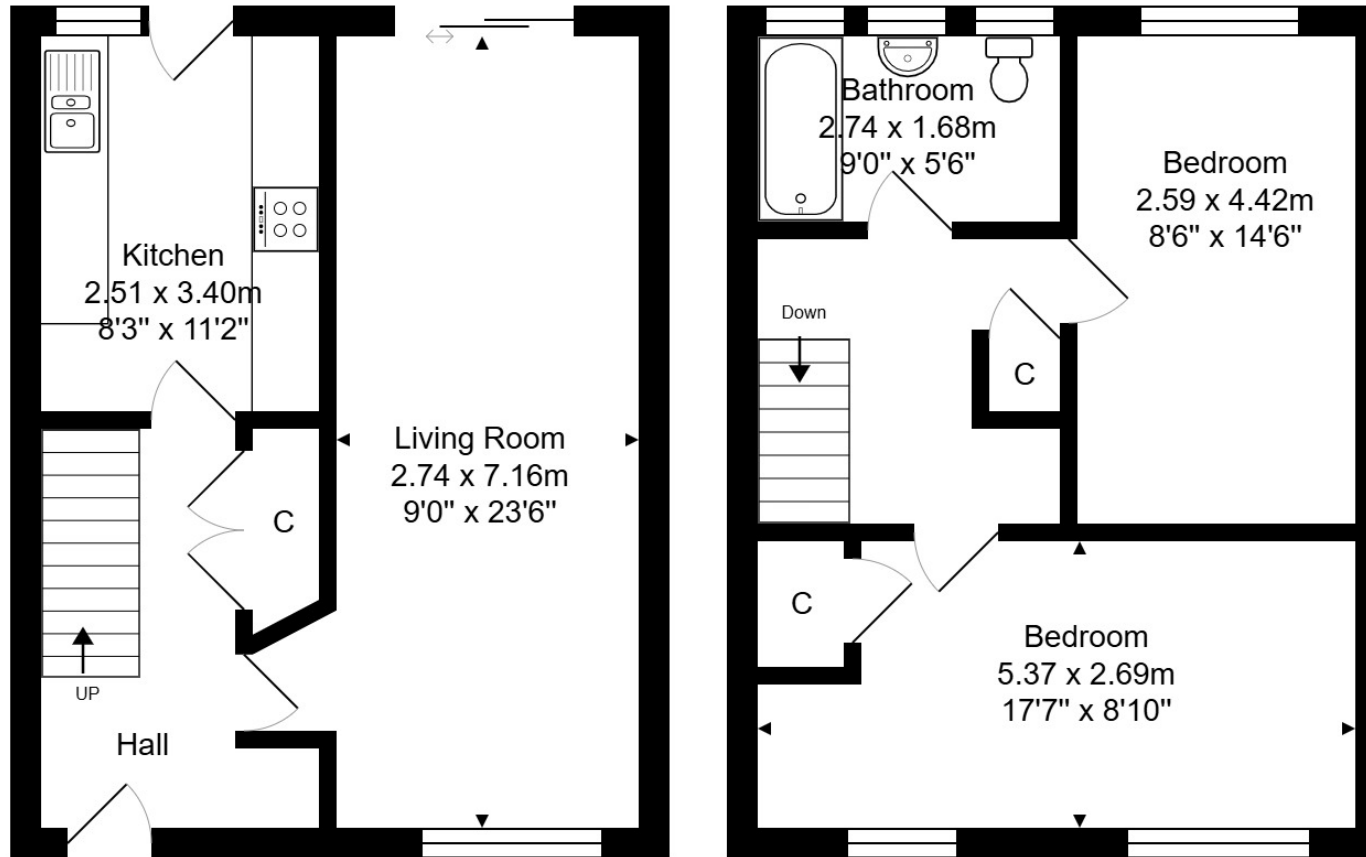
Tenure: Freehold House  
Council Tax Band: B  
Current EPC Rating: C (78)  
Potential EPC Rating: B (91)  
Services: Mains gas central heating. Mains drainage. Mains electricity supply. Mains water supply. Double glazing throughout.

**\*Agents Note\*** There is an old right of access in the form of a thin pathway that runs along the bottom of the gardens of all properties in this terrace, allowing neighbours to walk along the rear. To our Vendors knowledge this right has not recently been exercised, and the mature planting placed at the end of the garden that blocks said access way would suggest this is also the case.



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PROPERTIES



Ground Floor

Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. [www.epcassessments.co.uk](http://www.epcassessments.co.uk)



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