



**5 HANSFORD MEWS**  
Bath

Carter Jonas

# 5 HANSFORD MEWS, ENTRY HILL, BATH, SOMERSET, BA2 5BD

Entrance hall • Sitting/dining room • Kitchen • Utility • WC • Three bedrooms • Family shower room • Double garage • Driveway parking for several cars

## DESCRIPTION

This is a delightful semi-detached family home with three bedrooms.

The house has a lovely welcoming entrance hall and there is a WC situated here too. The spacious kitchen sits off to the side of the house and gives access to the side return and to the garage.

There is a large utility room with fitted units and sink. Upstairs are the three bedrooms, two of which are good sized double bedrooms with built-in wardrobes with a third single bedroom. There is a family shower room.

The rear garden is laid to patio stone and there is plenty of space for outside dining and entertaining.

The double garage has a side access door, lighting and electrics and a large up and over main door. There is space to park two cars to the front of the house and in front of the garage. There is also a space to park behind the garage, and you own a small strip of land up to the boundary of the driveway. The property is for sale with no onward chain.

## SITUATION

Combe Down is approximately 1.25 mile (2 km) to the south of Bath city centre in an elevated position, with areas of natural woodland and public footpaths providing stunning panoramic walks looking down on the city.

**A SPACIOUS SEMI-DETACHED FAMILY HOME WITH THREE BEDROOMS, DOUBLE GARAGE AND DRIVEWAY PARKING SITUATED JUST OFF ENTRY HILL. SOLD WITH NO ONWARD CHAIN.**



Bath is a UK world heritage city famous for its Roman origins and Georgian architecture and its cosmopolitan lifestyle with good communications.

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.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band E

**EPC:** Band C

**Viewing:** Strictly by appointment with Carter Jonas.





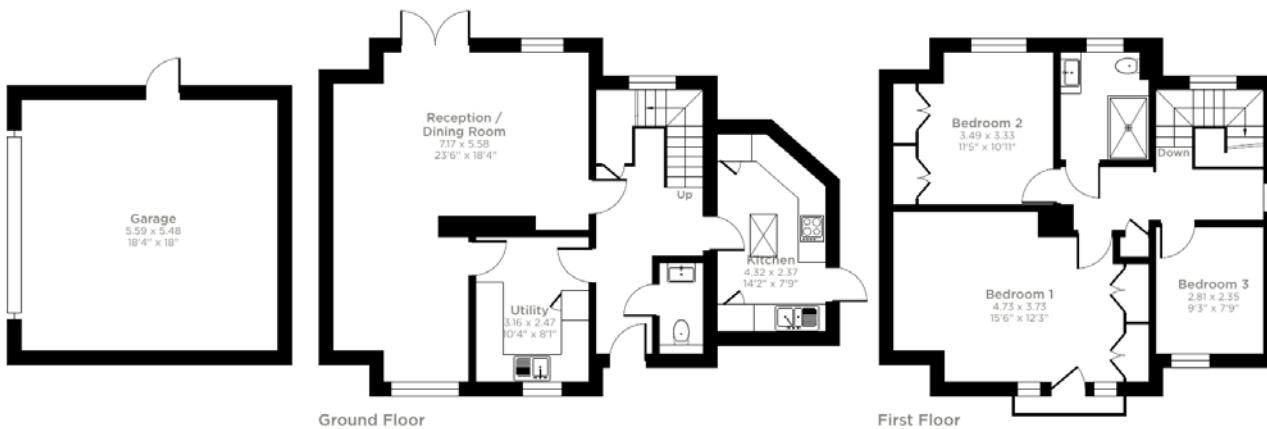
## Hansford Mews, Entry Hill, Bath, BA2

Approximate Area = 1254 sq ft / 116.5 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 1584 sq ft / 147.1 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). © nichecom 2025.  
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