



WentWorth
Estate Agents



6 The Hollow, Bath, BA2 1LY

- Three bedroom semi-detached family home
- Superb kitchen, dining room
- Master with en-suite
- West facing rear garden with studio
- Garage and driveway parking
- Desirable location, close to schools and shops
- Offered for sale with No Onward Chain

Price guide £425,000

Location

The Hollow is well situated amongst a thriving local community benefiting from a broad range of amenities and services. Nearby on Rush Hill there is a local Doctors Surgery, Post Office, dental surgery and garden centre. Furthermore, there are a number of excellent primary and secondary schools all within easy reach including Southdown Primary School and St Gregory's Catholic College. Bath city centre is a short drive away and offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

Internal Description

Entering into this super family home, you are greeted with a bright porch, with plenty of space for coats and shoes. Leading from the porch is a welcoming hallway with stairs rising to the first floor. The living room is both inviting and airy with plenty of natural light by way of the windows to the front. The kitchen is well-appointed and stylish, with plenty of workspace and storage. Benefitting from an integrated dishwasher and washing machine and having space for a fridge/freezer. The wall and base units are complemented by the worktops, tiling and flooring. Flowing from the kitchen is a wonderful dining room, which is the perfect space for entertaining family and friends. Tri-fold doors to the rear open up into the garden allowing for al fresco dining in the warmer months. A door leads from the kitchen into the garage, which as been partially converted , with a guest cloakroom. Taking the stairs to the first floor you will find a bright landing with loft access. The master bedroom has a stylish en-suite and enjoys natural light by way of the roof lights. Bedroom two is a good sized double and the third bedroom is another double with a pretty feature fireplace. The family bathroom is well-appointed, comprising of a bath, with shower over, wash hand basin vanity and w/c.

External Description

To the front of the property there is driveway parking which is flanked by stone walling and fencing. There is access to the garage, which has power and light. To the rear there is a west facing garden, mainly laid to artificial grass, which is a super sunny space to spend time with family and friends. A large garden office studio is a useful addition to the garden and has storage for garden tools and sporting equipment on one side, and a home office/garden snug on the other.

Additional Information

Tenure - Freehold

Council Tax Band - C

EPC - C

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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

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

The Hollow, Bath, BA2 1LY

Approximate Area = 1042 sq ft / 96.8 sq m

Garage = 184 sq ft / 17 sq m

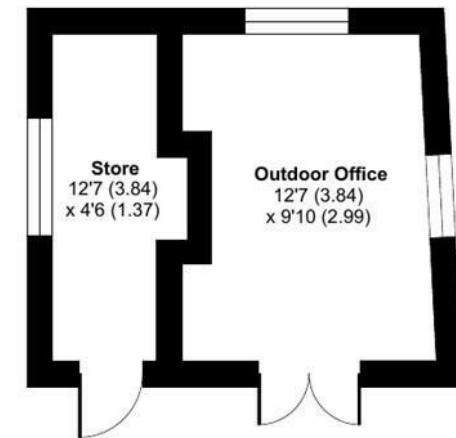
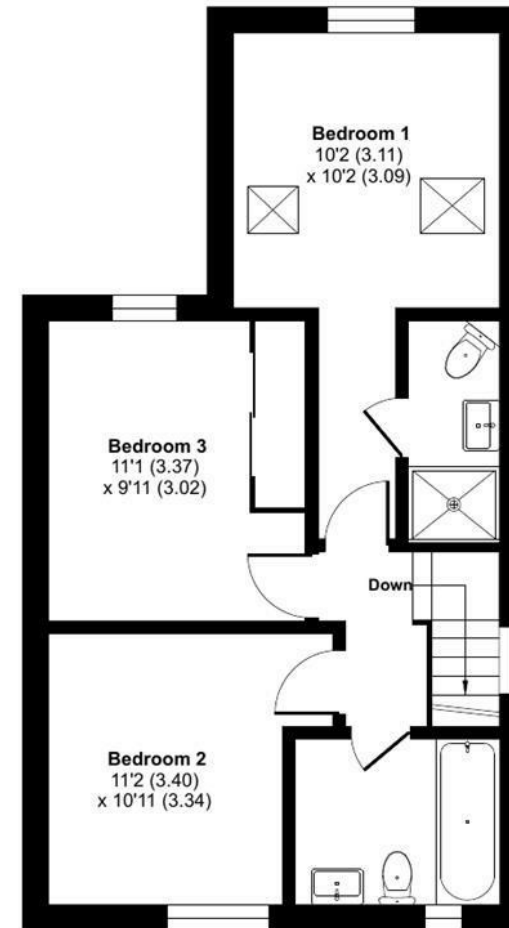
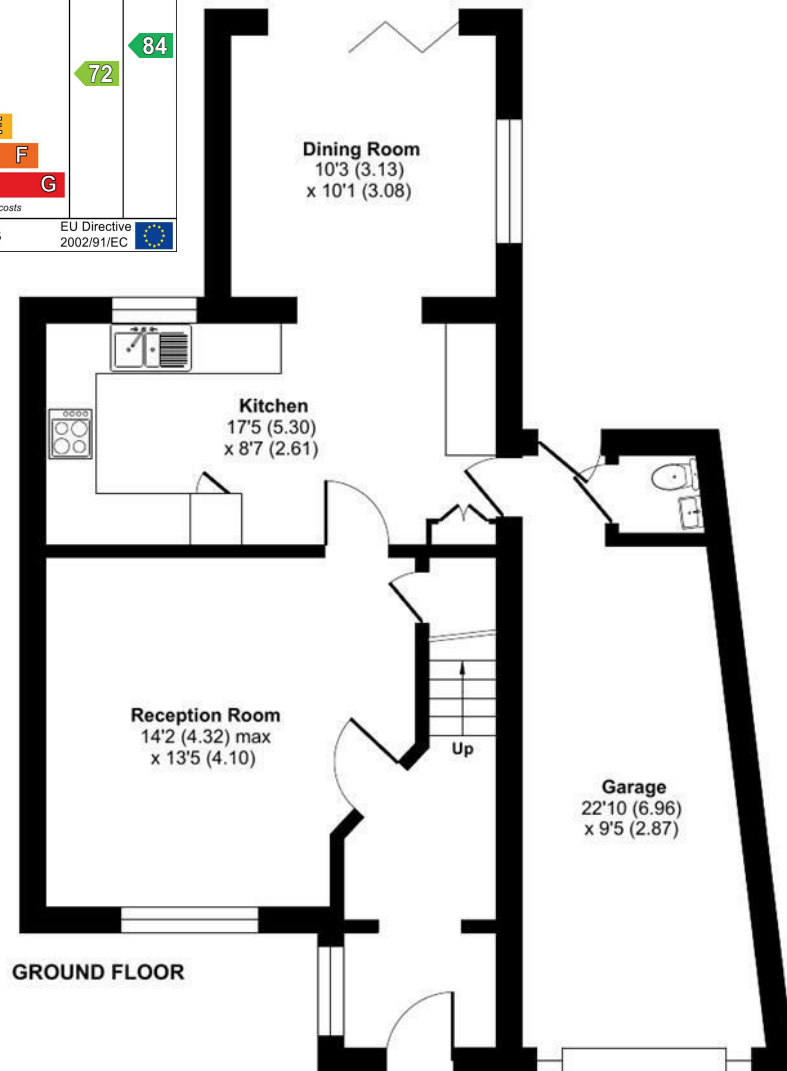
Outbuilding = 173 sq ft / 16 sq m

Total = 1399 sq ft / 129.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	72
(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). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1483271







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