



**BONNIE BANKS**  
Ralph Allen Drive, Bath

**Carter Jonas**



## BONNIE BANKS, RALPH ALLEN DRIVE, BATH, BA2 5AE

Entrance hall • Sitting room • Kitchen • Dining room  
• Summer room • Utility room • Shower room •  
Cloakroom • Three bedrooms  
EPC rating E

### DESCRIPTION

A detached family home in need of modernisation sitting in an excellent position on Ralph Allen Drive on the rise to Combe Down and Prior Park School. The property sits well up away from the road and has gardens to the front and rear as well as a driveway and garage.

The house has well laid out accommodation that could be extended and rearranged. The current owner has had full planning permission granted for a grand design family home - (Planning Application Reference: 22/03544/FUL)

The living accommodation comprises a dining room, kitchen, summer room and sitting room that could be opened to each other to create more open plan living space should one want. There are then three bedrooms, a family sized shower room, cloakroom and utility with rear access.

Stairs from the ground floor lead down to the lower ground floor "basement" room which access the driveway and garage.

Large, landscaped gardens wrap around the house offering plenty of scope for family use. The views to the front are far reaching out towards the top of Bathwick and beyond.

**A MID-CENTURY SINGLE STOREY RESIDENCE WITH WELL LAID OUT ACCOMMODATION THAT COULD BE EXTENDED AND REARRANGED. ALTERNATIVELY, FULL PLANNING PERMISSION HAS BEEN GRANTED FOR A GRAND DESIGN FAMILY HOME. OFFERED WITH NO CHAIN.**







### SITUATION

The position here is excellent, being between Widcombe and Prior Park, within walking distance of the Widcombe parade with numerous shops and facilities to include a doctor's surgery, pharmacy, delicatessen, CO-OP store, pubs and restaurants.

A short distance away is the popular Prior Park Garden centre with tea rooms and schools nearby are excellent, namely The Paragon, Prior Park, King Edwards, Widcombe Primary, Ralph Allen and Beechen Cliff all in close proximity.

Bath city centre is a mile away with its excellent shopping, cultural, leisure and sporting facilities as well as Bath Spa Station with main line access to Bristol (15mins) and London Paddington (presently from 90 minutes – soon to be quicker with the electrification of the line). The outlook from the property is lovely, overlooking Rainbow Wood House and its pretty neighbouring church and having lovely walks and scenery on your doorstep

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not subject to a listing. Planning Application Reference 22/03544/FUL

**Services:** All mains services are connected

**Council Tax:** Band G

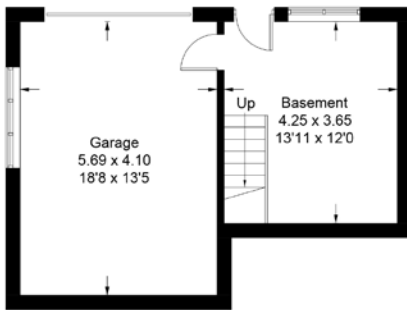
**Local Authority:** Bath and North East Somerset

**Directions:** From the centre of Bath proceed up Prior Park Road and the property is located on the right hand side opposite Prior Park School.

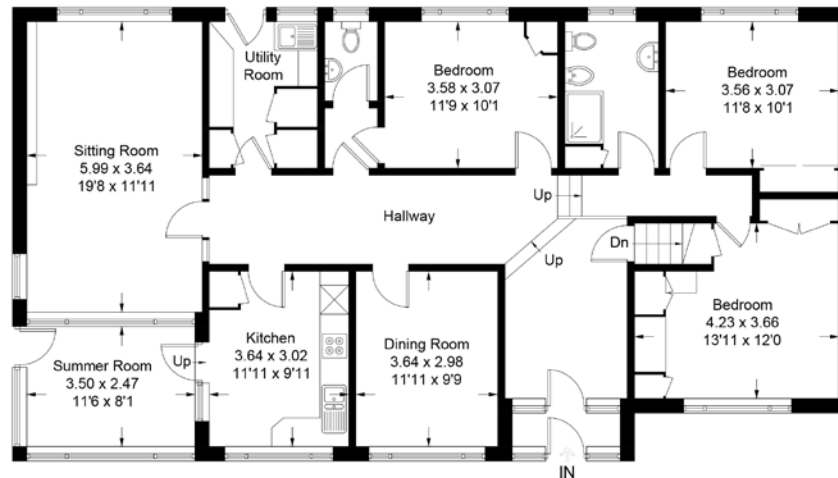


## Bonnie Banks

Approximate Gross Internal Area = 184.6 sq m / 1987 sq ft  
(Including Basement / Garage)



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID798055)



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