

Property reference number: - 196-1418 (BATH)
Home to a family with one child in the 5-12 age group & 3 teenagers.
They are looking to house swap in the school holidays.

KEY INFORMATION...

Bedrooms available:-	Double:- 1, twin:- 1, single:-4 +a very small single .(max:- 9 people)
Children welcome?:-	Yes all age groups are welcome
Pets that live here:-	They have a small and friendly bearded dragon reptile! He lives in his cage in one of the bedrooms. We would be grateful if you could feed him every other day. He is very easy to look after, and simple clear instructions can be given. There is a possibility that alternative arrangements could be made if this was a problem.
Re-dogs:-	They may consider a well behaved dog in their home, but downstairs only.



This late 1960's semi-detached house is situated on a quiet, suburban road on the edge the City of Bath. Housing in the area is a mix of 1960's semi-detached houses and older larger detached houses from the Victorian era. Plenty of trees and green spaces in the local area; the road backs on to green fields and lies at the start of the 'Cotswold way' long distance trail. Bath is well known as a thriving historical and cultural city with so much to offer for all age groups. And there is more to discover in the local area too.

The original three bed house was extended a few years ago at the side and back and into the loft. There is a a large open living/kitchen/dining

space with sliding patio doors and a Juliette balcony overlooking the garden. There is an additional lounge space which can also be used as a bedroom. There are two bathrooms, one with a shower and bath, the other with a walk in shower. There is also a third toilet. The fully fitted kitchen has an induction hob and large freezer and fridge.

The family host international students on a regular basis for an English school in Bath and therefore have an annual inspection to ensure the quality of accommodation is high. However, there is still some painting/DIY to do in a few areas; the house is 'happy and relaxed' rather than pristine and posh. It's 'family friendly' with board games & tennis racquets available to use. There is off-road parking & the nearest shops & eating places are just 5 mins walk.

The south facing garden is 80ft long and the width of the house. It is enclosed by shrubs and hedges on all sides which makes it relatively private, but for a small access path leading down the side of the garden. Adjoining the house is a large patio with a table and chairs. A small flight of steps leads down to the garden, where the lawn is slightly sloping and there is a large pergola with a deck and seating area. This is perfect for eating 'al fresco' on a warm summer's evening!
 At the bottom of the garden



is another sitting area with a fire pit and a further table and chairs.

There is a also shed set up as a garden den for the family's teenagers, with sofas and a small table. This can be enjoyed by house swappers, who are also asked to do some watering if staying during a dry spell..

Oasis Church Bath is denominationally Baptist, aligned with Oasis. It is a friendly, inclusive, outward looking fellowship with a focus on creating community, addressing poverty and caring for the environment. About 40 adults + children attend the Sunday morning services. More info on their website which is well worth browsing:- www.oasisbath.org

Sport and Leisure	Two sports centres with swimming pools, ten pin bowling, tennis courts, 3 golf courses & 1 crazy golf course for children, trampoline park. Rowing/punt boat hire on River Avon, bike hire for cycles trails many of which are off road along the canal and old railway line.
Free park	Children's play area with swings and climbing frame 100 metres away. Open fields and woodland suitable for children to play in 50 metres away.
Local places of interest	Heritage In Bath city centre: Museum of costume, Jane Austen Centre, Bath Abbey, Roman Baths. 3 cinemas Parks in town: Prior Park Landscape Gardens (NT), Royal Victoria Park, Parade Gardens, Alexandra Park, Alice Park Further out: Dyrham Park and Tyntesfield (both NT)

<https://www.londontoolkit.com/whattodo/bath.htm>

<https://visitbath.co.uk/>

<https://www.telegraph.co.uk/travel/destinations/europe/united-kingdom/england/somerset/bath/articles/bath-travel-guide/>

<https://www.dayoutwiththekids.co.uk/things-to-do/south-west/somerset-and-bristol/bath>

