





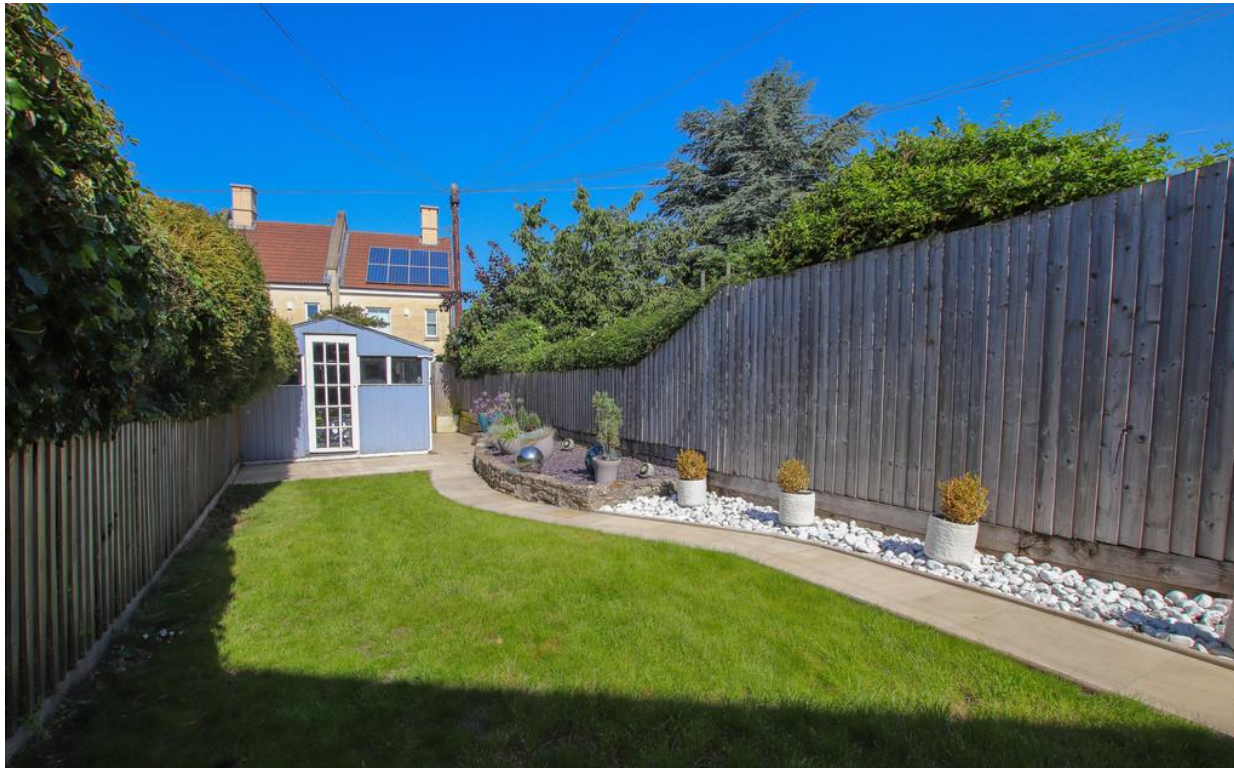
### At a glance:

- Mid terraced period property
- Four double bedrooms
- Two reception rooms
- Garden with garage
- Two bathrooms
- Beautifully finished throughout
- No onward chain



A beautiful example of a Poet's Corner Edwardian family home offering period features throughout with the perfect modern twist and brand new carpets and underlay that have been fitted on the 1st September 21. Located in the popular Bear Flat area, the home gives you great access to the city centre and local schools.

Energy Efficiency Rating D.



## Full Description:

Upon entering the property, you come to the tiled entrance leading onto the solid oak flooring. The vendor fitted brand new carpets and underlay throughout the property on the 1st Sept 2021.

The hallway is a great space and includes ample amount of built-in storage under the stairs. You can gain access to both reception rooms and the kitchen from here. The front reception room, currently used as a dining room is a beautiful room with period features such as; period fire place, bay window and corning.

The kitchen is situated in the middle of the house and gives you great access to all of the rooms on the ground floor. This particular kitchen offers; granite worktops, Farrow & Ball ammonite painted units, integrated gas oven/hob and fridge, dishwasher and a practical tiled floor. One room accessed from the kitchen is the heated utility room and this extends all the way to the rear of the property. There are fitted units with sink, two integrated washer/driers, built in freezer and a separate w c and basin.

The garden can be accessed from here and leads directly out onto the patio area. The final reception room on the ground floor is a good size, currently used as their living area but can be used as a separate dining area and additional seating area. The room offers a feature gas fire place and French doors out on to the rear garden.

The principal bedroom is a superb room taking the whole width of the property and offers vast amount of natural light through the bay window. There is a fitted wardrobe and cupboards built into the alcoves on either side of the bed. There are two other bedrooms on this floor, both of which are double rooms. All bedrooms have been decorated with Farrow and Ball paint. The middle bedroom has a floor to ceiling wardrobe, a fire-safe cupboard with additional shelving housing the Worcester 37.5kw boiler with additional other storage. The bedroom at the back has views over the garden, integrated storage cupboards.

A family bathroom includes a panelled bath, shower over top, hand basin, floor to ceiling white tiles and also includes granite grey tiled flooring.

Leading to the final floor, the loft area has been converted to create a fantastic double bedroom and a separate shower room. The room has good





Approx. Gross Internal Floor Area: 1,555 Sq. Ft. / 144 Sq. M  
Includes Conservatories and attached Garages  
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head height and includes vast amount of eaves storage, something that can be missed when converting lofts. With three Velux windows and amazing views the sun light pours into the room.

Directly out from the property you have two sets of French doors opening onto a large patio area with room for a corner sofa, coffee table, free-standing parasol and barbeque. The rear garden has been designed to create another low maintenance area with lawn, an area perfect for the kids to play on. To keep the modern design the current vendors have a low maintenance border with decorative stones and plants in pots. Right at the back of the garden is a garage which is currently used for storage. A great space and could potentially be converted to a home office as the foundations are already in place. This area can be accessed via Chaucer Road. The front garden has been meticulously developed and redesigned by the current owners to also create a low maintenance and contemporary garden. The start of the show really begins here and follows through the whole of the property.

Bear Flat is an ideal location for those who work in the city of Bath or are looking to commute to Bristol or London. Both Bath spa and Oldfield Park train stations are within walking distance from the property. Locally there is an abundance of amenities providing everything that one might need; cafes, restaurant, barbers, florist, Co-Op, new sagents, pharmacy, deli, wine merchant and public house. In addition, the delightful nearby Moorland Road hosts a plethora of shops. Recreationally there is Alexandra Park, with quite possibly the best views over the city. Local schools include Beechen Cliff, Ralph Allen, Hayesfield Girls school, Moorlands, Widcombe Infant and Junior school and Acorns pre school.

### Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

### Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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