





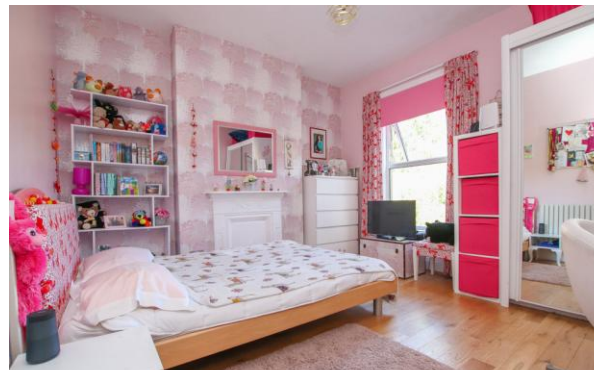
At a glance:

- Semi detached family home
- Four bedrooms
- Two reception rooms
- Three bathrooms
- Finished to a high standard
- Off road parking for 2 small cars or 1 large
- No onward chain



A fabulous opportunity to own this spacious extended Edwardian semi-detached home offers four bedrooms, three bathrooms and off road parking in a popular location of Bear Flat and within walking distance of the City of Bath. Offered with no onward chain.

Energy Efficiency Rating D.



Full Description:

This superb period property has been finished to a high standard and offers the perfect mix of period features with modern touches throughout.

Starting on the ground floor you have the spacious entrance hall and from here you can gain access to both reception rooms and the kitchen diner. The front reception room is a great size with amazing features such as: built in log burner with bath stone surround, beautiful bay window with plantation shutters, high ceilings with cornicing and rose just to name a few. Leading into the middle reception room, this is a great size and offers patio doors with direct access out to the rear garden. The kitchen to the back of the property is a great space and is big enough to host a good size dining table, breakfast bar, big range of floor and wall cupboards with all your built-in modern utilities and an amazing log burner. Further to the back in the extended part of the house, is the utility area with plumbing for washing machine and tumble dryer and includes a sink with drainer and further storage. You can also find the downstairs walk in wet room with hand basin and wc.

To the first floor, the principle bedroom includes an amazing bay window with vast amount of natural light shining through and also includes an en-suite wet room. There are a further two double bedrooms and a single bedroom/study. The family bathroom includes a panelled bath with shower over the top, hand basin with storage and WC. There is potential to convert the loft area to make another fantastic bedroom and possible en-suite.

The property has both front and rear access, the latter of which is approached via the shared access lane behind the property.



Ground Floor
Approx. Gross Internal Floor Area: 1,585 Sq. Ft. / 147 Sq. M
Includes Conservatories and attached Garages

First Floor

For indicative purposes only.
Copyright Jemesis Ltd 2021 0609

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.

Our vendor has done particularly well with the design and flow of both the front and rear gardens and has been designed beautifully. To the front you have a low maintenance garden, with steps leading up to the front door and also includes sloped access, perfect for any mobility issues or bringing the bins out for collection. You can gain access to the rear garden through the side gate. The garden to the rear includes a large patio area leading directly from the house, perfect for those summer evenings and carries on to a decking area too. With different spaces included and a beautifully looked after workshop/shed the garden has plenty to offer. At the back of the rear garden and up a few steps is the off road parking, this can hold up to two small cars or 1 large car and is access through a private road.

Bear Flat is a thriving community with a variety of local shops, as well as the Bear Pub and highly acclaimed restaurant Menu Gordon Jones on the corner of Wellsway. Local primary and secondary schools are all situated within walking distance. Alexandra Park, with a dedicated play area for small children boasts magnificent views across the city, is also within easy reach of the property. Bath is famed as a World Heritage Site, with splendid Georgian and Roman heritage as well as a wealth of theatres, restaurants and bars, the historic Roman Baths and Thermae Spa. Bath Spa railway station has a regular service to London Paddington and Bristol Temple Meads.

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.

- a. 1 Hayes Place, Bath, BA2 4QW
- e. sales@bathstoneproperty.com