



**£825,000.**

Energy Efficiency Rating: TBC

## Devonshire Buildings, Bath, BA2 4SP.

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An extremely rare opportunity has arisen to purchase this utterly superb Neo Georgian detached four bedroom property which blends modern construction with period style situated in a highly sought after location in Devonshire Buildings. The benefits include a private driveway, south facing secluded garden and a separate self contained wooden office building. The property briefly comprises an entrance hall, lounge/dining room, kitchen, further reception room, four double bedrooms, an ensuite and a further bathroom. Offered with no onward chain, the property is directly adjacent to Beechen Cliff School. The shops at Bear Flat, including the legendary Good Bear Café, are within easy reach, as are various gyms and the cycle path. There is easy access to the City Centre and Bath Spa Train Station. Early viewings are strongly advised.

**Entrance Hall:**

Part glazed door to front aspect, radiator behind ornamental cover, stairs rising to first floor landing, laminate flooring.

**Cloakroom:**

Sash window to side aspect, radiator, wash basin within vanity unit, tiled splashbacks, WC, understairs cupboard.

**Lounge/ Dining Room: 6.26m x 5.01m**

UPVC double glazed patio doors to rear aspect, period style window to rear aspect, 2x radiators, laminate flooring, pleasant south facing aspect towards garden.

**Kitchen: 2.46m x 4.85m**

Part glazed 'Stable Door' to side aspect, period style window to front aspect, ornamental radiator. Range of base and wall mounted units, 1½ bowl ceramic sink with mixer tap, integrated dishwasher, washing machine, cooker hood, tiled splashbacks, wooden flooring.

**Reception Room: 2.52m x 3.23m**

Period style window to front aspect, radiator, laminate

flooring, pleasant aspect towards Georgian buildings.

**First Floor**

**First Floor Landing:**

Velux window ornamental banister, loft access, decorative panelled doors to all rooms.

**Bedroom: 3.86m x 4.28m**

2x period style windows to rear aspect, radiator, pleasant south facing aspect towards garden.

**En-suite**

Velux window, wash basin within vanity unit, shower cubicle, WC, heated towel rail, wall tiles, floor tiles.

**Bedroom: 2.30m x 3.73m**

Period style window to rear aspect, radiator, built in cupboard containing Vaillant gas boiler and immersion tank.

**Bedroom: 2.89m x 3.23m**

Period style window to front aspect, radiator.

**Bedroom: 3.26m x 3.21m**

Period style window to front aspect, radiator laminate flooring, wooden steps to attic store room featuring downlighters and further laminate flooring.

**Bathroom:**

Velux window, wash basin within vanity unit, panelled bath with

shower over WC, heated towel rail, wall tiles, floor tiles.

**Front Garden:**

Laid mainly to a private driveway for several cars with ornamental flagstones.

**Rear Garden:**

Landscaped with areas of patio and decking, South Facing aspect. Rear pedestrian access adjoining Beechen Cliff School.

**Garden Office:**

Scandinavian style building with window and glazed double doors. Integrated bathroom facilities comprising wash basin, shower cubicle, WC.

*For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on [sales@ahca.co.uk](mailto:sales@ahca.co.uk)*

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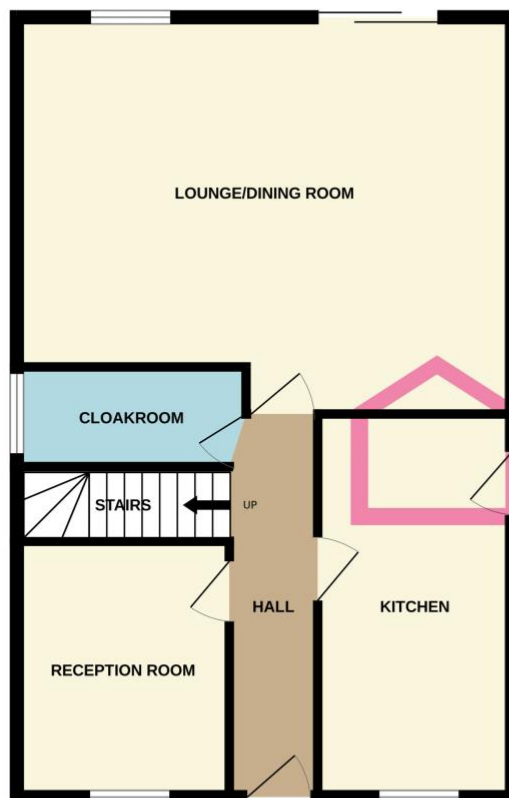
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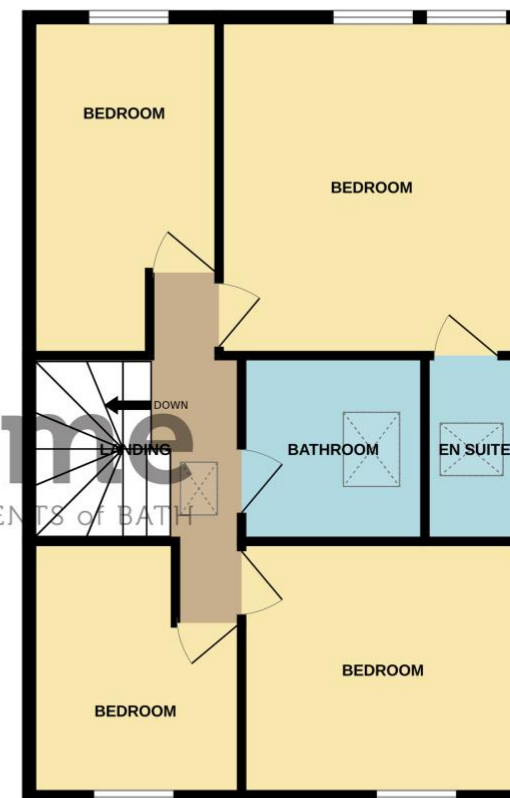
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GROUND FLOOR



1ST FLOOR



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