



**Home**  
ESTATE AGENTS OF BATH

**£269,500**

Energy Efficiency Rating: D

## Shaws Way, Bath, BA2 1QQ.

An excellent opportunity has arisen to purchase this superbly upgraded three bedroom semi detached property situated in a highly sought after location and believed to date from the late 1940s. The benefits include gas heating, double glazing and spectacular views. Early viewing advised.





An excellent opportunity has arisen to purchase this superbly upgraded three bedroom semi detached property situated in a highly sought after location and believed to date from the late 1940s. The benefits include gas heating, double glazing and spectacular views. The property briefly comprises a hall, lounge, kitchen/dining room, utility room and further store rooms whilst upstairs there is a landing, three bedrooms and a bathroom. Externally the gardens to front and rear are laid mainly to lawn with spectacular views. There is an abundance of places to visit within reasonable proximity including Newton Farm Shop as well as The Locksbrook Inn. Local restaurants include The Moorfields and Velo Lounge. There are various new gyms nearby and the Linear Cycle Path is within easy reach. There are extremely good links to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised, please call 01225 463006 to arrange an appointment.

**Entrance Porch:**

Small porch to front with period style railings. Tiled flooring.

**Entrance Hall:**

UPVC part double glazed door to front aspect. Radiator. Period style flooring. Door to lounge with window over. Tiles. Stairs rising to first floor landing. Under stairs cupboard with Bakelite handle containing fuse box, electric meter and gas meter.

**Lounge: 4.24m x 3.68m**

UPVC double glazed window to front aspect. Radiator behind ornamental cover. Parquet flooring. Chimney surround. TV and phone points. Pleasant outlook to front.

**Kitchen/Dining Room: 6.41m x 2.61m**

UPVC part double glazed door to side aspect. 2 UPVC double glazed windows to rear aspect. Radiator. Parquet flooring. Range of base level and wall mounted units. 1 ½ bowl stainless steel sink unit. Integrate electric hob and electric cooker and pleasant views towards Northern slopes and City Centre.

**Covered Area:**

Access to: -

**Store:**

Single glazed window to front aspect. Wooden door to side aspect.

**Store Cupboard:**

Wooden door to side aspect.

**Utility Room: 2.96m x 1.51m**

Wooden door to side aspect. Electric connection. Plumbing for washing machine.

**First Floor Landing:**

UPVC double glazed window to side aspect. Period style doors to all rooms. Loft hatch. Period style banister.

**Bedroom: 4.16m x 2.63m**

UPVC double glazed window to rear aspect. Radiator. Spectacular views towards Northern Slopes.

**Bedroom: 3.71m x 3.68m**

Double glazed window to front aspect. Radiator. Period style doors to built in cupboards, one containing Vaillant gas boiler. Pleasant views to front.

**Bedroom: 2.80m (max) x 2.66m (max)**

Double glazed window to front aspect. Radiator. Built in storage. Pleasant views to front.

**Bathroom:**

UPVC double glazed window to rear aspect, wash basin within vanity unit, panelled bath with choice of shower attachments over, WC, heated towel rail, fully tiled walls, floor tiles.

**Front Garden:**

Laid mainly to lawn, steps and stone wall. Patio area. Pedestrian access to rear.

**Rear Garden:**

Laid mainly to lawn with patio area, wooden fencing, views towards Northern Slopes, Lansdown Crescent, Cavendish Crescent and Royal Crescent. There is also potential for off road parking subject to the necessary consents.

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

[www.ahea.co.uk](http://www.ahea.co.uk)

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14 Shaws Way  
Bath  
BA2 1QQ

Call now, visit us in  
branch or go online to  
book your viewing.

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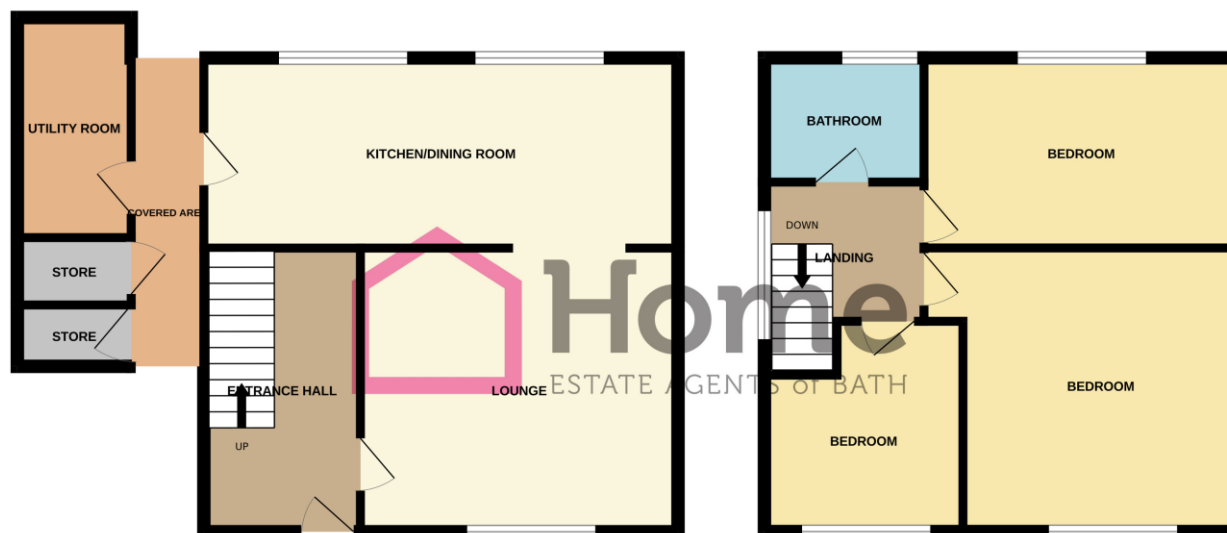
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13 Moorland Road,  
Bath, BA2 3PL



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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