

**NEW**



**£475,000**

## Bellotts Road, Bath, BA2 3RT.

A very rare opportunity has arisen to purchase this double bay fronted stone built three bedroom period property situated in a highly sought after location and believed to date from around 1891. The benefits include double glazing, a west facing garden and an abundance of historic character. Please contact 01225 463006 to arrange your appointment.

Energy Efficiency Rating: TBC



A very rare opportunity has arisen to purchase this double bay fronted stone built three bedroom period property situated in a highly sought after location and believed to date from around 1891. The benefits include double glazing, a west facing garden and an abundance of historic character. The property briefly comprises an entrance hall, lounge, kitchen, dining room, further reception room, three bedrooms, a bathroom and a further shower room. To the front there is a low maintenance garden. To the rear, the garden is laid mainly to lawn and patio and is west facing with direct access to the Linear Park Cycle Path. The property is particularly well located for the Oldfield Park Train Station. There is a Costa Coffee as well as various new gyms in close proximity. The shops and cafés of Moorland Road are nearby. Local restaurants include The Moorfields as well as the legendary Café 84. The property offers extremely good access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised, please contact 01225 463006 to make your appointment.

**Entrance Lobby:**

Wooden door to front aspect, period style window over, dado rail.

**Entrance Hall:**

Part glazed period style door to front aspect, radiator, electric meter, fuse box, dado rail, wooden panelling, understairs cupboard, stairs rising to first floor landing.

**Lounge: 4.10m x 3.65m**

UPVC double glazed bay window to front aspect, radiator, period style fireplace surround, shelving, ornamental ceiling.

**Reception Room: 3.42m x 3.63m**

UPVC part double glazed door to rear aspect, UPVC double glazed window over, radiator, built in period style cupboards and cabinets, dado rail, pleasant aspect towards garden.

**Kitchen: 2.66m x 4.34m**

2x UPVC double glazed window to side aspect, range of base and wall mounted units, 1½ bowl sink drainer unit with mixer tap, integrated cooker hood, plumbing for washing machine, tiled splashbacks, floor tiles.

**Dining Room: 2.40m x 3.43m**

UPVC double glazed patio doors, UPVC double glazed window to side aspect, radiator, floor tiles, pleasant aspect towards garden.

**First Floor Landing:**

Loft access, period style banister, dado rail, doors to all rooms.

**Bedroom: 3.41m x 3.61m**

UPVC double glazed window to rear aspect, radiator, period style fireplace surround, pleasant aspect towards garden.

**Bedroom: 3.08m x 3.66m**

2x UPVC double glazed window to front aspect, radiator, views towards Bloomfield Crescent.

**Bedroom: 2.55m x 2.59m**

2X UPVC double glazed window to front aspect, radiator.

**Lobby:**

Dado rail, built in cupboard containing Worcester gas boiler.

**Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, panelled bath with shower over, WC, heated towel rail, tiled splashbacks, wall tiles.

**Shower Room:**

UPVC double glazed window to side aspect, wash basin, shower cubicle, WC, fully tiled walls, floor tiles.

**Front Garden:**

Low maintenance front garden with gravel and shrubs, gas meter.

**Rear Garden:**

Laid mainly to lawn with extensive patio area, flower beds and shrubs, pedestrian

gate to Linear Park Cycle Path, west facing aspect.

**Agents Notes:**

Tenure: Leasehold

Length Of Lease: 499 years from 1889

Ground Rent: £1.50 PA to the Bellotts charity.

*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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or go online to book your  
viewing.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.  
Made with Metropac 02/2018

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