



**Home**  
ESTATE AGENTS OF BATH

**£460,000**

Energy Efficiency Rating: E

## Lymore Avenue, Bath, BA2 1BA.

An excellent opportunity has arisen to purchase this substantial stone built period property which mixes Victorian charm with modern day style and is believed to date from 1900. The property offers great access to the City Centre, the Universities and Bristol beyond. Early viewings are strongly advised.



An excellent opportunity has arisen to purchase this substantial stone built period property which mixes Victorian charm with modern day style and is believed to date from 1900. The benefits include a stunning south facing loft conversion, rare spectacular views and a separate studio building. The property briefly comprises an elegant self contained hall, lounge, kitchen/dining room, further reception room, upstairs office, spectacular loft room, two double bedrooms and a well proportioned bathroom. Externally there is a low maintenance landscaped garden to the front. The rear garden is south facing and laid mainly to lawn and patio. At the top of the garden there is a stunning studio Building, currently used as a Beauty Salon. The property benefits from an abundance of period character including a magnificent fireplace surround and ornamental ceiling plasterwork. There are various new gyms in close proximity as well as the Linear Park Cycle Path. The shops and cafés of Moorland Road are very nearby, local restaurants include The Moorfields and The Moorland Gate. The street has a great deal of history and the famous composer Alberto Semprini was born immediately across the road in 1908. The property offers great access to the City Centre, the Universities and Bristol beyond.

**Entrance Hall:**

UPVC part double glazed door to front aspect, UPVC double glazed window over, radiator, cupboard containing electric meter, fuse box, ornamental panelling, ornamental ceiling, laminate flooring.

**Lounge: 3.16m x 3.84m**

2x UPVC double glazed windows to front aspect, radiator behind decorative cover, period style fireplace and surround, ornamental ceiling plasterwork, laminate flooring, spectacular views.

**Reception: 4.26m x 4.01m**

Part glazed door to rear aspect, window to rear aspect, radiator behind decorative cover, ornamental ceiling, dado rail, built in understairs cupboard, laminate flooring, stairs rising to first floor landing.

**Kitchen/Dining Room: 4.21m x 3.06m**

Part glazed door to rear aspect, UPVC double glazed window to rear aspect, radiator, range of base and wall mounted units, 1½ bowl stainless steel sink drainer unit with mixer tap, integrated gas hob, double electric cooker, integrated cooker hood, dishwasher, fridge, granite tiled splashbacks, pleasant south facing aspect towards garden.

**Utility Room: 1.84m x 2.33m**

UPVC part double glazed door to side aspect, UPVC double glazed

window to side aspect, radiator, base and wall mounted units, plumbing for washing machine, tiled splashbacks.

**Cloakroom: 1.90m x 0.84m**

UPVC double glazed window to side aspect, radiator, wash basin, tiled splashbacks, WC.

**First Floor:**

**First Floor Landing:**

Ornamental banister, dado rail, doors to all rooms.

**Bedroom: 4.26m x 3.88m**

2x UPVC double glazed window to front aspect, radiator, spectacular panoramic views.

**Bedroom: 2.64m x 4.01m**

UPVC double glazed window to rear aspect, radiator, pleasant south facing aspect towards rear garden.

**Bathroom:**

UPVC double glazed window to rear aspect, pedestal wash basin, bath, WC, shower within cubicle, heated towel rail. Tiled splashbacks, built in cupboard containing Worcester gas boiler, floor tiles.

**Second Floor:**

**Landing:**

UPVC double glazed window to rear aspect, ornamental banister.

**Loft Room: 4.25m(max) x 3.76m(max)**

UPVC double glazed window to rear aspect, radiator, built in cupboards, spectacular views.

**Office: 4.26m x 2.09m**

Velux window to front aspect, shelving, spectacular panoramic views.

**Parking:**

Private off road parking to rear.

**Front Garden:**

Low maintenance garden laid mainly to landscaping.

**Rear Garden:**

South facing garden laid mainly to lawn with patio area.

**Studio Building:**

UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, laminate flooring, pleasant garden aspect, roof top views.

# £460,000

8 Lymore Avenue  
Bath  
BA2 1BA

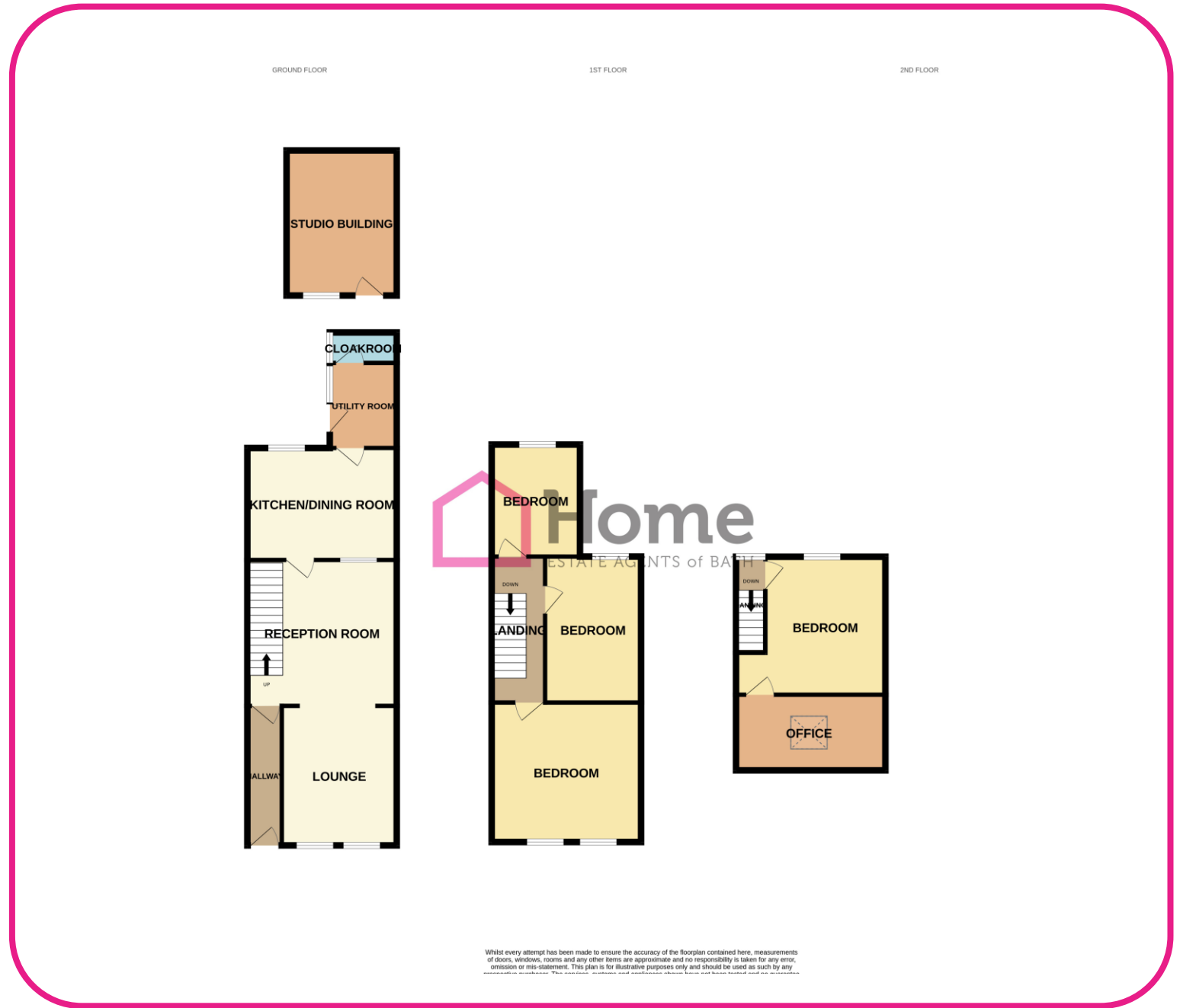
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