




Café
Local Food
RADSLICK-ROASTED
COFFEE
BREAKFAST
lunch - tea
HOMEMADE
CAKES &
brownies

AMES PLACE

P Mon - Sat
9am - 6pm
3 hours
No return
within 1 hour

**Mark
Naylor**

At a glance...

- Spacious Edwardian family home
- 4 bedrooms and easy to keep gardens
- Family bathroom and two en-suites
- Popular location at the heart of Bear Flat
- Walking distance of Bath Centre
- White goods and blinds included

Price £575,000

The property This lovely, end-terrace property features excellent space, ideal for families and a fantastic position for local amenities and the walk down Holloway to the City of Bath.

The property offers stylish and characterful accommodation with a most welcoming ambience. It begins with the entrance hall off which is a generous sitting and dining room employing a bespoke design with feature fireplaces and bespoke hand-crafted shelves and cupboards.

The kitchen/breakfast room is a good size and ideal for family dining. It comprises a selection of white, tongue-and-groove style cabinets with wood-block worktops. There is a ceramic sink, cooker and Worcester central heating boiler included. Finally, at this level is the benefit of a downstairs cloakroom with WC and basin.

On the first-floor level, the master bedroom features excellent space with built-in wardrobes and an ensuite fitted with a shower cubicle, WC and hand basin. Bedroom two is a double room to the centre of the house whilst bedroom three is another double, this time to the rear (with dual aspect windows).

The bathroom is also a good-size with an attractive suite of roll-edge bath, shower cubicle, hand basin and WC.





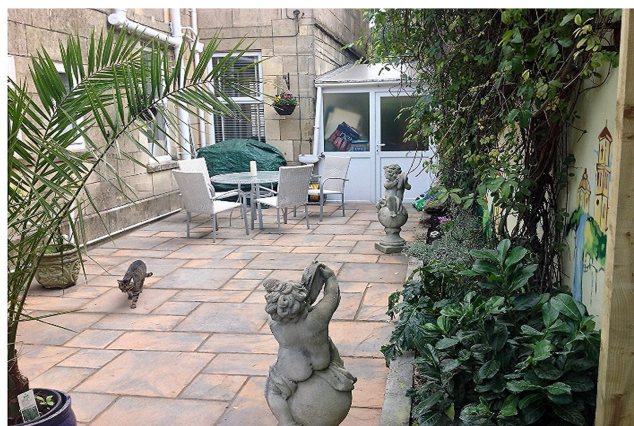
Upstairs again leads to the converted attic bedroom which has reduced head-height in general but is an ideal facility for teenager or youngster with its own en-suite. Here, there is space for a double bed and three veluxes in total. There is limited access to the bathroom and here there is a white suite of panelled bath, hand basin and WC with velux window over.

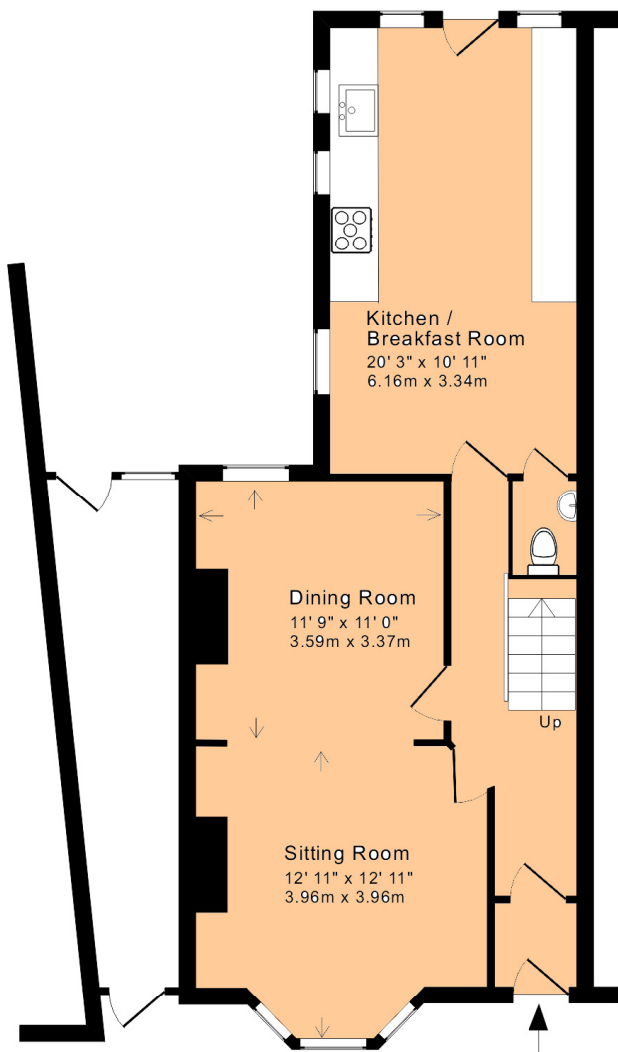
Outside, there is a small front garden with low walls and an attractive rear courtyard presented in a broad L-shape with veranda and raised flower beds. A very useful utility area is situated to the side of the house with the bonus of a washing machine, tumble dryer and additional fridge gives excellent extra space and forms a covered access from the front to the rear.

Location The property boasts enviable and walkable access to the City of Bath and Bath Spa Railway station – a huge advantage to owners.

There are some twenty shops including a Gourmet restaurant ‘Menu Gordon Jones’, Co-op store, hairdressers, delicatessen, florist and take-aways a few steps away on the Bear Flat Parade. There are several parks nearby with Alexandra Park the nearest, famed for its skyline views of Bath.

How to get there Take the A367 (Wells Road) from the Churchill Bridge as far as the Bear Flat and turn left into Hayes Place shopping parade, where the property can be found on the left-hand side at the top of Holloway.





Ground Floor

Approx. Gross Internal Floor Area: 1,520 Sq. Ft. / 141 Sq. M
Includes Conservatories and attached Garages

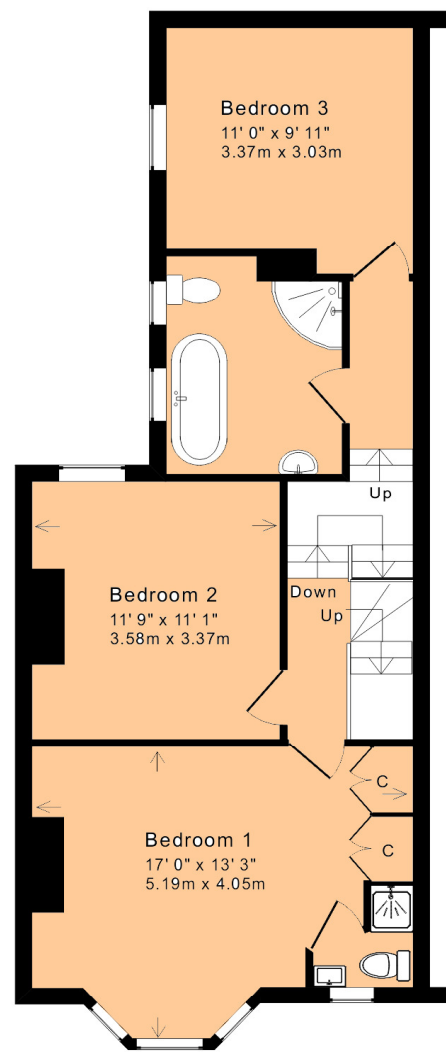
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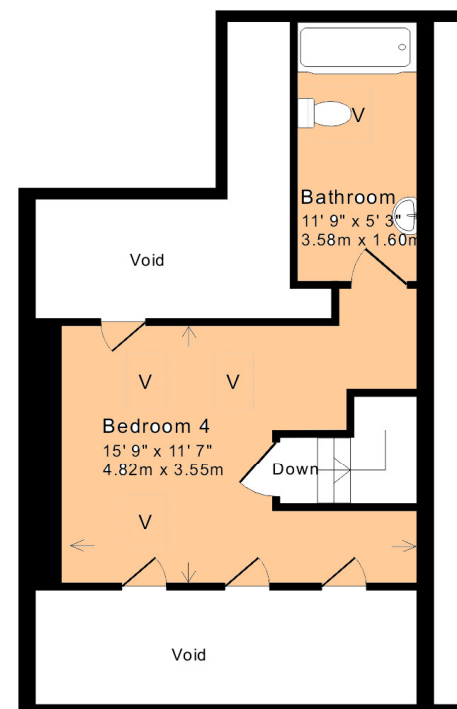
1 Hayes Place, Bear Flat, Bath BA2 4QW

Tel: (01225) 422 224

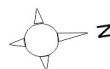
E-mail: homes@mark-naylor.com



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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. **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. If there is any point, which is of particular importance professional verification should be sought. These Sales Particulars do not constitute a contract or part of a contract.