

Wisdén
Homes



4, Devonshire Mews, Bath. BA2 4SS

Asking Price: £615,000



3 double bedrooms



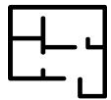
Bathroom, 2 ensuite shower rooms and cloakroom



Attractive, southerly facing gardens.



Garage and resident's permit parking.



1275 Sq. ft. / 119 Sq. m.

The Property

- Extremely welcoming and tucked-away modern townhouse in mews setting
- Flexible accommodation over 3 floors
- Attractive, mature gardens
- Bonus of garage, visitor, and permit parking
- Spacious kitchen/dining room and 3 double bedrooms

The Location

- Extremely desirable Bear Flat location as featured in the Times 2020 Best Places to Live in the UK
- Local shops nearby on the Bear Flat including deli, cafes, Co-op and Tesco
- Just a stroll to leafy Alexandra Park
- Beechen Cliff School – 0.5-mile walk
- Hayesfield (U. Oldfield Pk) - 0.7-mile walk
- Bath Spa Train Station – 1 mile walk





Description: This smartly presented modern townhouse enjoys a quiet position as part of an attractive mews development in sought-after Bear Flat. The property excels in natural light and modern convenience with balanced space on all floors and convenient access to the city and rail links. Its flexible layout and easy maintenance could suit many buyers, including young professionals, older families and retirees alike.

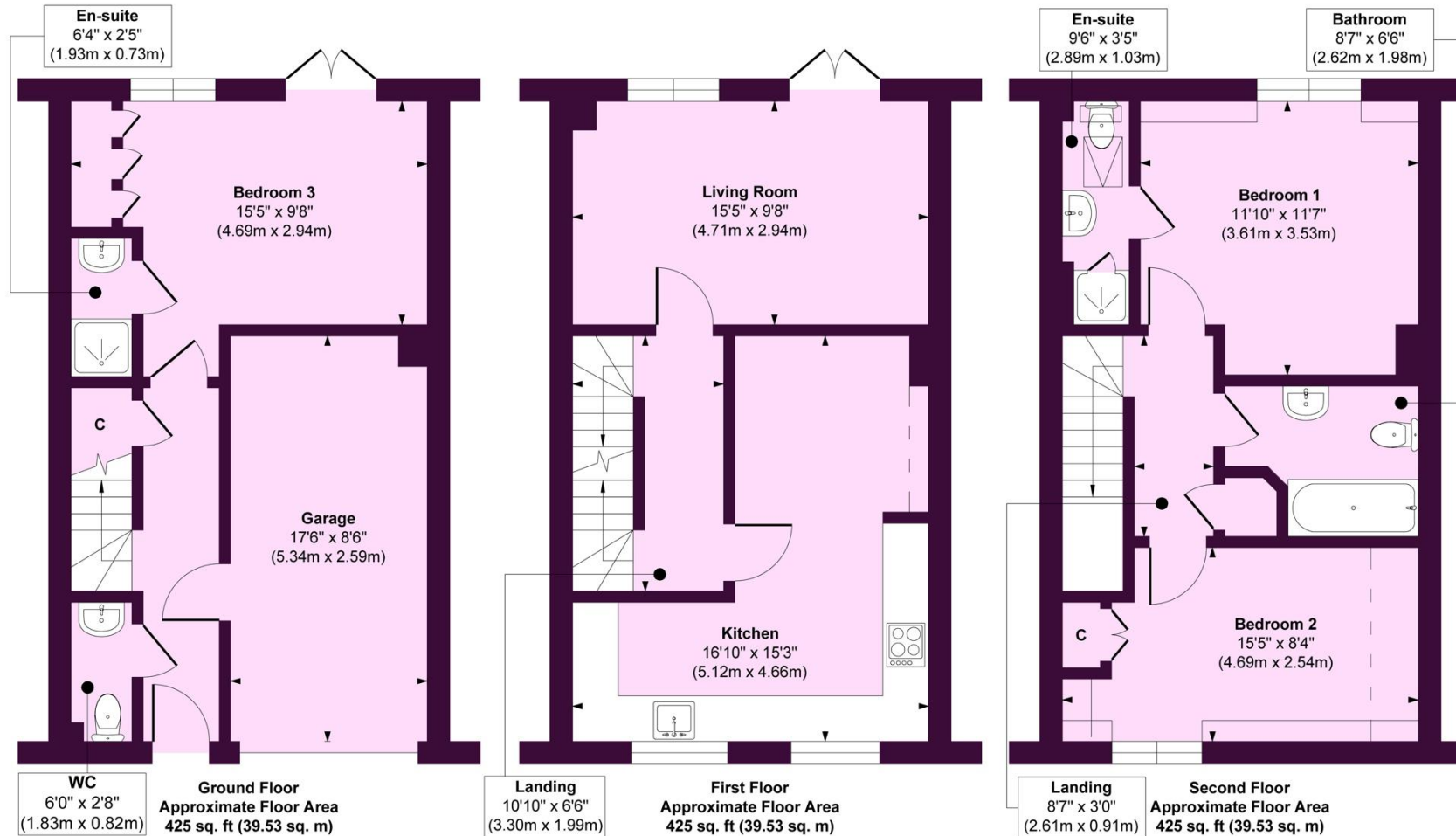
Ground Floor: We begin with the entrance hall leading to the ground floor bedroom with ensuite shower room and private courtyard. This room gives separation suitable for a dependant relative, a teenager or for office/hobby use. There is also access to the garage and a cloakroom on this floor.

First Floor: Upstairs, the landing opens to a generous, open-plan kitchen/dining room with modern units and roll-edge worktops. There is a built-in double electric oven, gas hob, washing machine and fridge freezer and a pleasant outlook across the courtyard to Devonshire Buildings. The dining room has space for family mealtime and built-in book casing. To the rear of the property, the bright living room looks out onto the mature, southerly facing garden.

Second Floor: On the top floor there are 2 double bedrooms and bathroom. Bedroom 1 overlooks the garden and features plenty of storage space as well as an additional ensuite shower room while bedroom 2 is a front double room with further storage areas. The well-presented bathroom has a white suite of panelled bath (with shower over) WC and hand basin.

Outside: The attractive Mews courtyard (with visitor parking) leads up to the front door. To the rear we begin with a private lower courtyard with exclusive use for the ground floor bedroom. Up a level, the main garden (accessed from the sitting room) comprises a large, decked area with deep, well stocked flower beds and a private raised seating area. Finally, there is shingled space housing the garden shed and giving extra side space, making this a most interesting and attractive outdoor space.





Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 1275 SQ. FT / 118.59 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

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