



12 Bruton Avenue, Bath. BA2 4QJ

Asking Price: £560,000



3 attractive bedrooms



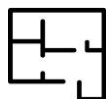
Bathroom, ensuite shower room and cloakroom



Easy to keep, pretty gardens front and rear



2 private, off-street parking spaces and residents parking



1158 Sq. ft. / 107.6 Sq. m.

The Property

- Super-stylish and well-presented family home in the heart of Bear Flat.
- Accommodation over 3 storeys
- 3 bedrooms
- Private, tandem parking for 2 vehicles and Ohme 7KW electric car charger
- Stunning kitchen with integral appliances

The Location

- Hugely desirable location in the heart of Bear Flat
- Excellent access to 20 or so shops and services.
- Just a downhill stroll to the city of Bath
- Access to many schools including Beechen Cliff and Hayesfield
- Bath Spa Train Station – 0.7 miles walk





The Property: Immaculately presented throughout, this stylish modern home is perfectly positioned in the heart of Bear Flat, just above the city of Bath and features accommodation over 3 storeys.

It begins with a smart hallway which opens to the sitting/dining room with attractive décor, double-glazed sash window and under stairs cupboard.

The kitchen is contemporary and stylish, with dark units and glazed roof. Amongst the appliances are a Smeg oven, microwave and gas hob and built-in fridge and dishwasher. The utility room alongside includes a washer-drier and freezer and offers a valuable extra space leading to the downstairs cloakroom.

Upstairs: On the first floor, the landing (with airing cupboard) opens to 2 bedrooms and bathroom. Bedroom 1 is a generous double with pleasant views to the front and a smart ensuite shower room whilst bedroom 3 is a good-sized rear single. The bathroom comprises a modern white suite.

At second floor level, the landing leads to the large, double bedroom 2 with lovely views from the front Velux and rear dormer windows. There is plenty of space here for a double bed and a desk if a home office is required.

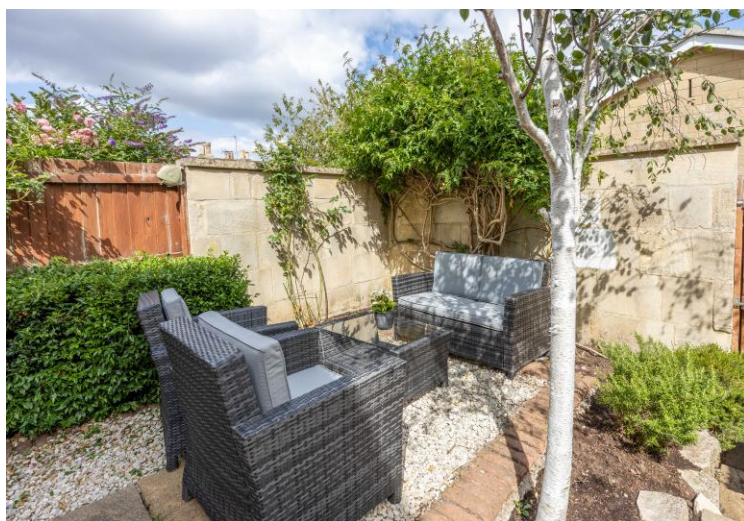
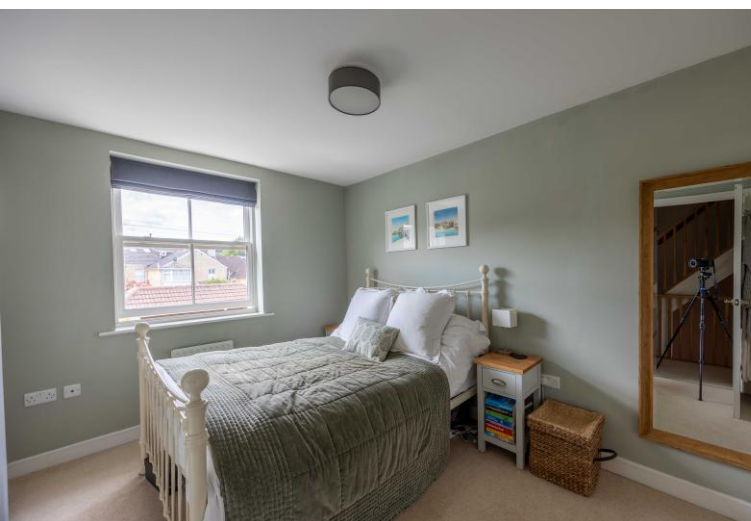
Outside: The level gardens are attractively planted and smartly maintained. The front garden is walled with mature planting and pathway whilst to the rear there is patio seating with well-stocked flower borders and a silver birch. The rear gate accesses a most useful and rarely available tandem parking space for 2 vehicles including an EV charger.





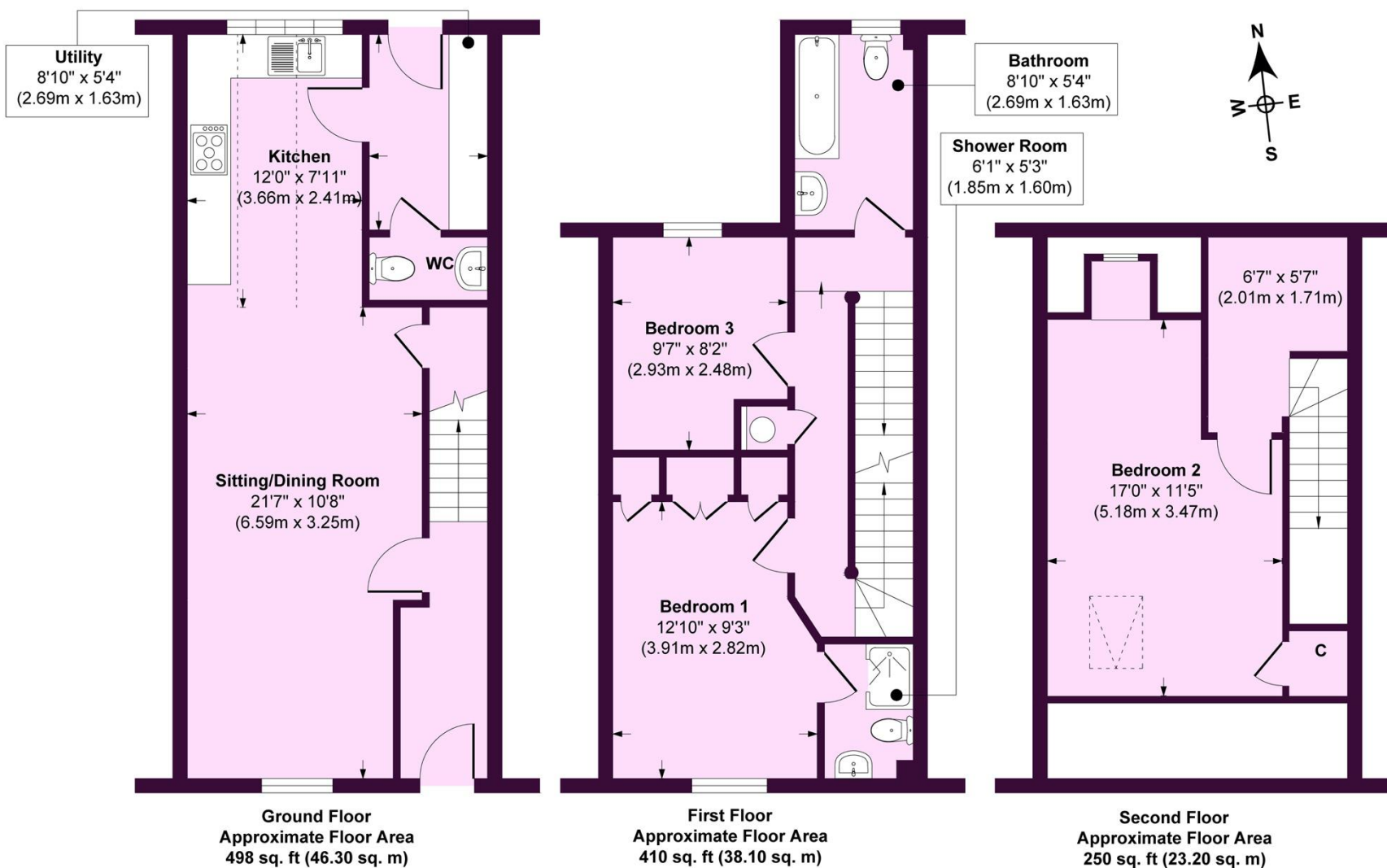
The Location: Bruton Avenue takes pride of place in sought-after Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are many wonderful walks South as far as Widcombe, Combe down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.

Directions: From the Churchill Bridge Roundabout take the A367 to Bear Flat and turn left by the Co-op onto Bruton Avenue just before the traffic lights. Continue to the top part of the Avenue, where number 12 is the 2nd property on the left.



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		

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.



APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ. FT / 107.60 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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