



39 Devonshire Buildings, Bath. BA2 4SU

Asking Price: £920,000



4 Double bedrooms



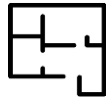
Bathroom, 2 shower rooms and cloakroom



Easy to keep gardens, front and rear



Residents' parking zone



2234 Sq. ft. / 207 Sq. m.

The Property

- Spacious and charming Edwardian property.
- Arranged over 4 storeys, including a large lower ground floor level with its own kitchenette and shower room.
- Lovely views from the front and rear
- Loft conversion offering a double bedroom and ensuite shower room
- Easy to maintain, level gardens

The Location

- Extremely desirable Poets' Corner 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
- Paragon Prep School – 1 mile walk
- Bath Spa Train Station – 1 mile walk





The Property: This wonderful Edwardian mid-terraced house in the heart of Poet's Corner features spacious and light-filled accommodation and would make a fantastic family home.

Ground floor: From the attractive, tiled entrance vestibule, a striking stained-glass door leads to the hall, stairs and spacious downstairs living area. At the front of the house the large, living room overlooks attractive properties opposite, with double glazed bay windows and plantation shutters. There is a pretty, tiled fireplace with white painted surround and useful built-in shelving in both alcoves.

In the centre of the house, a cosy snug area, (with Chilli Penguin wood burner set into the fireplace) leads to the kitchen/dining room, with stairs down to the basement.

In the snug there is a useful coats cupboard, built-in glazed dresser and cloakroom with WC and sink. The expansive kitchen has a wide range of cream gloss units with grey quartz worktops. There is a double oven and warming drawer, white Belfast sink and inset hob with extractor fan as well as an integrated dishwasher and space for a large fridge/freezer. A large window overlooks the garden and there is ample space for a dining table.



First floor: Here, there are 3 bedrooms and the family bathroom. To the rear of the house is a good-sized double room with built in wardrobe and window overlooking the garden. The middle bedroom is also a double, with side views of the garden.

At the front of the house is a further, large double bedroom with a range of built-in wardrobes spanning 2 walls, along with plantation shutters on the bay windows. The bathroom comprises a modern white suite of bath, with overhead deluge shower, sink and WC.



Attic level: Upstairs again, we reach the landing (with dormer window) accessing the good-sized loft bedroom with Velux windows front and rear, giving wonderful views over the City of Bath and Northern hills. There is lots of useful built in storage here, with additional eaves storage on both sides of the room. Next to the bedroom is a separate shower room with a white suite of WC, sink and shower.

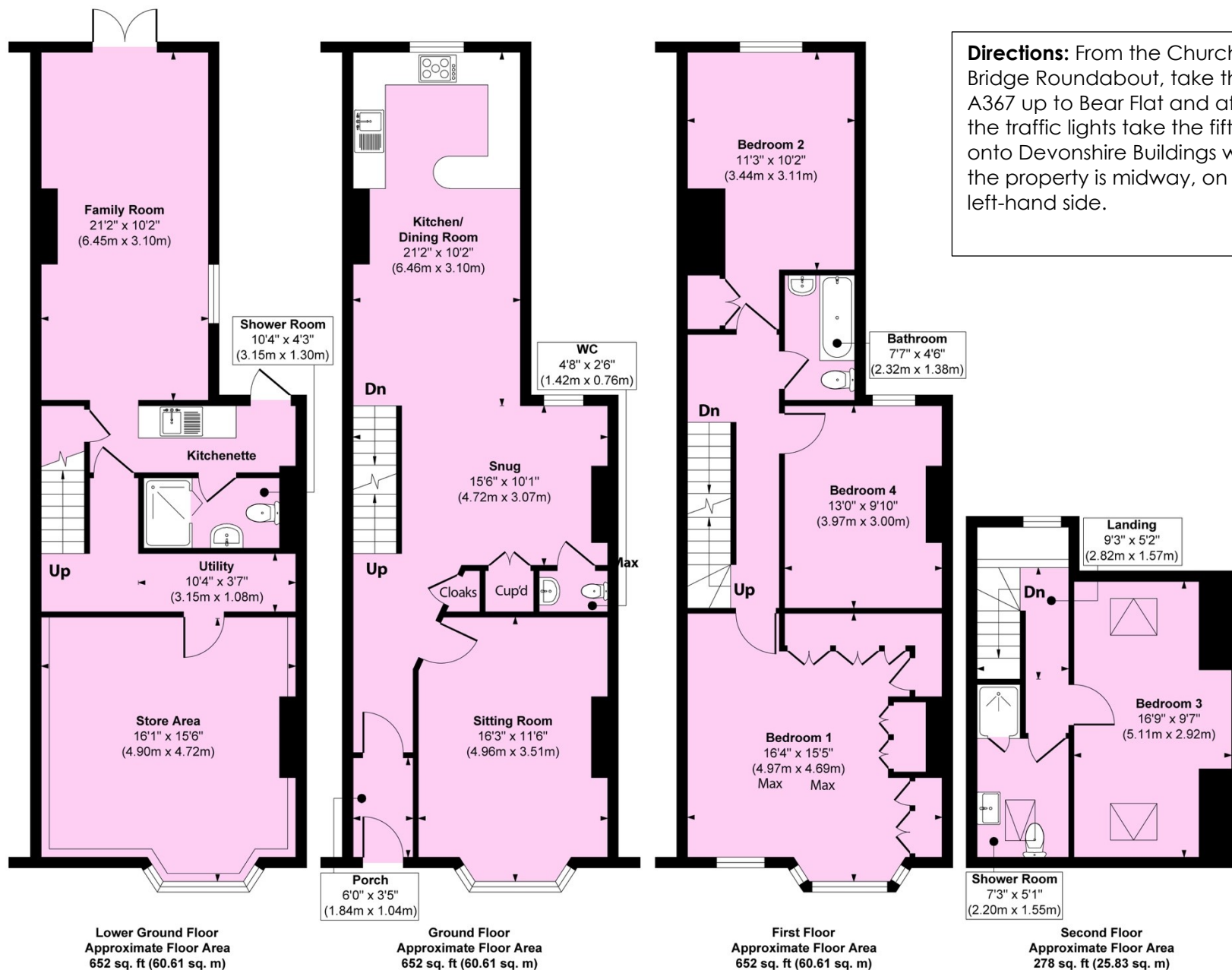
Lower ground floor: Stairs from the kitchen lead down to the basement level. Here there is a utility room with space for a washing machine, and a door accessing the large undercroft storage area. There is a small kitchen area, with stainless steel Elfin kitchenette unit comprising sink/drain, small hob and microwave and a door accessing a stone tiled shower-room with white WC, sink and large shower cubicle. The basement then opens up into a large family room with French doors leading to the garden. This floor can operate as a valuable, self-contained living area if desired.

Outside: To the front of the property a stone tiled path leads to the front door and there is a paved garden area with raised, planked seating. The rear garden comprises a flag-stoned patio, low walls with raised beds and shrubs and a pretty tree. It is fenced on all sides, with a gate accessing the rear lane.

The Location: Devonshire Buildings takes pride of place on the Southern edge of sought-after 'Poets' Corner'. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Express minutes away. There is a lovely, wooded walk to the City of Bath and train station and 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, Alexandra Park and Bloomfield Green Space. Overall, this is a wonderful location in which to live.



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.



Directions: From the Churchill Bridge Roundabout, take the A367 up to Bear Flat and after the traffic lights take the fifth left onto Devonshire Buildings where the property is midway, on the left-hand side.

APPROX. GROSS INTERNAL FLOOR AREA 2234 SQ. FT / 207.66 SQ. M (Including Store Area)

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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