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COBB FARR

Bath & Bradford on Avon

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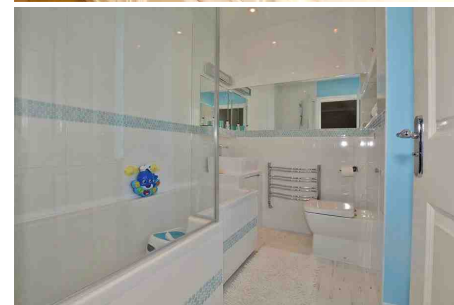
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Residential Sales



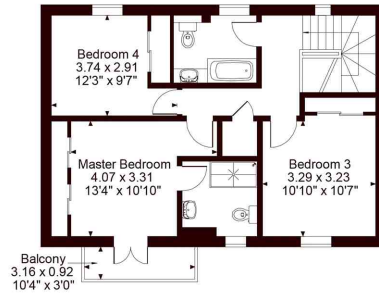
Bath



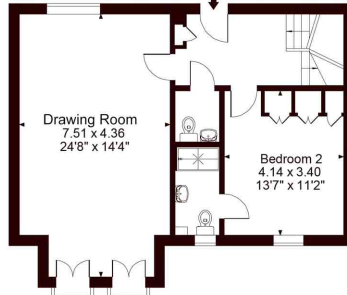
Floor Plan

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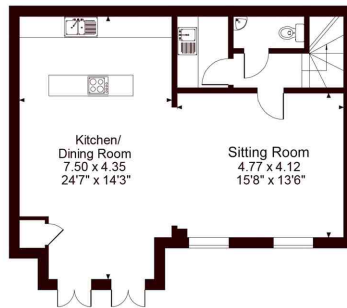
Bath & Bradford on Avon



Second Floor



First Floor



Ground Floor

28 Eveleigh Avenue,
Bath, BA1 7DH
Approx. Gross Internal Area
1967 Sq Ft - 183 Sq M



28 Eveleigh Avenue Bath BA1 7DH

A very well-proportioned spacious three storey modern town house, situated on the eastern outskirts of Bath within a high quality and attractive development built approximately 9 years ago.

Tenure: Freehold

£575,000

TOWN &
COUNTRY
MEDIA

Situation

Eveleigh Avenue is located on Bath's eastern fringes within a mile and a half of Bath city centre. This attractive residential development was built in 2007 by the well-respected Redcliffe Homes. Situated in a quiet position opposite an attractive green, and with lovely views to the rear over the city of Bath. The development comprises a selection of pleasing Georgian style town houses located within easy reach of Bath city centre, Chippenham, Bradford-on Avon and it is also particularly well placed for access to the M4 Motorway via the nearby A46 dual carriageway.

The UNESCO World Heritage City of Bath is one and a half miles away and offers a wonderful array of chain and independent retail outlets, a fine selection of restaurants cafes and wine bars and a number of well renowned cultural activities which include a well-respected international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal. World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

There are also a number of excellent schools within easy reach which include King Edward's Schools on North Road, easily accessed via the nearby Bathampton toll bridge, St Saviours and St Marks Schools in Larkhall and St Stephens Primary School, The Royal High School and Kingswood Schools in Lansdown.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station and Chippenham station (Crossrail Link commences 2018 TBC) the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Glazing: Double glazing throughout

Council Tax Band: G - £2,568.21 per annum (2017/2018)

Inclusions: All integrated kitchen appliances, window blinds, floor coverings and plantation shutters.

Important Notice: Cobb Farr, their clients and any joint agents give notice that they assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. An area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

The development known as Solsbury Park was built approximately 9 years ago, No. 28 is one of the large, three storey terraced town houses. The specification throughout is of high quality and has been enhanced by the present owners, decorated to a high standard throughout with inclusions such as plantation shutters, high quality flooring all enhanced by the individual decoration throughout.

The accommodation is very generously proportioned throughout, with four good sized bedrooms, three of which are on the first floor, and two having en-suite facilities. At garden level there is an attractive open plan living room area, with kitchen/dining area leading out to the large south-facing, well-enclosed fully terraced garden to the rear. All bedrooms have quality built in wardrobes.

The property also has a separate drawing room at ground floor entrance level, with an attractive bowed window with French doors and balconette having attractive views to the rear. The master bedroom at first floor level also has French doors opening out onto a roof terrace, which has a lovely aspect.

There is a vast amount of parking within the development with no restriction which is a huge benefit, and also a rarity within the city of Bath. This is a very well presented property and a viewing is strongly recommended by the sole agent Cob Farr.

Accommodation

Ground Floor

Reception Hall

With metre cupboard, staircase rising to first and descending to garden level, door through to cloakroom.

Cloakroom

With WC, wash hand basin, chrome ladder radiator, tiled flooring, downlighting and extractor fan.

Drawing Room

With coving, and 2 sets of glazed French doors leading onto a balconette with rear aspect.

Bedroom 2

With rear aspect, coving, a range of fitted wardrobes and a door leading through to large en-suite shower room.

En-Shower Room

1 ½ fully tiled shower cubicle having glazed screen, wash hand basin, WC, chrome ladder radiator, heated wall mirror, medicine cabinet, downlighting and extractor fan.

First Floor

Landing

With access to a fully insulated roof space, and door into linen cupboard.

Bedroom 1

With a full range of fitted wardrobes with sliding mirrored doors, including mirrored vanity unit coving, double doors with plantation shutters leading onto the balcony which has a superb southerly aspect overlooking Bath, and doorway into large en-suite shower room.

En-Suite Shower Room

1 ½ fully tiled shower cubicle with glazed screen, WC, wash hand basin, wall mirror, shaver light, downlighting, chrome ladder radiator and extractor fan.

Bedroom 3

With coving, double fitted wardrobe with glazed mirrored doors and southerly aspect.

Bedroom 4

With fitted wardrobes, front aspect and coving.

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Bathroom

Bespoke new bathroom suite comprising panel bath with fitted shower and glazed screen, WC with concealed cistern, modern style wash hand basin set into vanity surround with cupboard under, chrome ladder radiator, fully tiled walls, wall mirror, downlighting and extractor fan.

Garden Level

Lower Hall

With door through to cloakroom.

Cloakroom

With WC, wash hand basin, chrome ladder radiator and extractor fan.

Utility Room

With plumbing for a washing machine and vent for a tumble dryer, single drainer stainless steel sink unit, a range of eye level cupboards and downlighting.

Open Plan Kitchen/Sitting/Dining Room

Sitting Room

With coving, windows having southerly aspect overlooking the rear garden and large opening through kitchen kitchen/dining room.

Kitchen

Fully fitted with a range of floor and wall mounted units, cupboards and drawers with granite work tops, partially tiled walls and integrated appliances to include fridge/freezer, Bosch 4 ring induction hob, eye level oven and grill and dishwasher. Island unit, 1 ½ bowl stainless steel sink unit, extractor fan, downlighting.

Dining Area

With a large cupboard housing gas fired boiler providing domestic hot water and central heating, downlighting, 2 sets of French doors with plantation shutters leading out to the rear south facing courtyard garden.

Externally

Garden

There is an attractive, large south facing courtyard garden with paved terrace, gravelled area, small flower bed, water tap, electric point and rear folding doors providing vehicular access to the rear garden if necessary.