



30 Devonshire Buildings
Bath. BA2 4SU

Guide Price: £750,000



3 double bedrooms



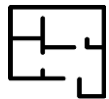
Shower room and
cloakroom



Level, easy-to-keep
gardens



Resident's parking zone



1697 Sq. ft. / 157 Sq. m.

The Property

- A charming and spacious Edwardian property
- No onward chain
- Large basement with potential to convert (subject to regulations).
- Lovely views from the front and rear
- Spacious kitchen/dining room
- Permit parking

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
- Bath Spa Train Station – 1 mile walk





The Property: Devonshire Buildings is one of the most sought-after roads in Poets' Corner, lined with attractive Edwardian and Georgian houses. Number 30 is a charming 3 storey property offered with no-onward chain and with fantastic potential for extending and modernising.

Many owners in Devonshire Buildings have converted their attics and also extended and improved the basements into living areas (subject to permissions / regulations).

Ground Floor: The property begins with a heavy, panelled front door, opening to the vestibule and on into the hallway. Here, there is access to the principal reception rooms.

The sitting room is a good size with a splayed bay of uPVC double glazed windows and gas fire in a wooden fireplace. Alongside, the dining room has a window overlooking the rear garden.



To the rear, the kitchen/breakfast room is generous in size, affording plenty of space for family mealtimes. There is a selection of kitchen cabinets and gas fire, as well as a slimline dishwasher, gas cooker and fridge included.

First Floor: Upstairs, the long landing accesses 3 bedrooms and shower room. Bedroom 1 is a large double spanning the full width of the house. It is fitted with a double-glazed bay window and an additional window and ceiling corning.



Finally, the shower room is fitted with a large shower cubicle (with electric shower) WC, hand-basin and side window.

Bedroom 2 is a large, rear double with views over the hills of north and west Bath, whilst bedroom 3 is a smaller, central double room with a painted, cast-iron fireplace.

Lower Ground Floor: Steps lead down to a basement level from the breakfast room to a large lower ground floor level with good head-height. The main space is a utility area fitted with a sink, washing machine, modern Worcester boiler and power and light. Adjacent, there is a workroom, split into 2 areas and a sub-floor area to the front of the basement which could offer potential to be converted to a storeroom. Finally, there is a rear WC and small pantry and side door to the garden.

Outside: There is level outdoor space at the house with a paved front garden bordered by low stone walls and a larger rear garden which is paved and shingled, with flower borders. A gate at the back of the garden opens to the rear lane.

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 can be found part way up on the left.





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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



APPROX. GROSS INTERNAL FLOOR AREA 1693 SQ. FT / 157.44 SQ. M (EXCLUDING HATCHED 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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