



79 Shakespeare Avenue
Bath. BA2 4RQ

Asking Price: £980,000



5 double bedrooms



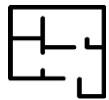
Family bathroom and ensuite shower room



Attractive, good-sized gardens.



Resident's Parking Zone



2047 Sq. ft. / 190.3 Sq.

The Property

- Stunningly presented and extended, large family home
- Excellent attic conversion adding 2 bedrooms and shower room.
- Mature lawned rear garden and panoramic views.
- Crisp, contemporary styling
- Lovely views across North, West and South Bath
- Very light and airy accommodation

The Location

- Hugely desirable Poet's Corner location
- Cafes, pubs and shops available in nearby Bear Flat
- A gentle downhill stroll to the city of Bath
- A 2-minute walk to Alexandra Park
- Beechen Cliff School - 0.3 miles walk
- Hayesfield School at Upper Oldfield Park – 0.7 miles walk.
- Bath Spa Station – 0.8-mile walk
- Two Tunnels Cycle Path – 0.5 miles





The Property: This contemporary styled, superb family home features a fresh, modern finish and perfect family space over 3 storeys, in leafy Shakespeare Avenue.

Poet's Corner is a wonderful location in which to live with beautiful Alexandra Park nearby and the 20 shops and eateries of Bear Flat. There are also semi-rural walks, and a gentle stroll down to the City of Bath.

Ground Floor: This lovely family home begins with an attractive vestibule and hallway featuring plaster corning, stripped floorboards and understairs cupboard.

The sitting room is very spacious with a bay of 4 sash windows (with Plantation shutters), attractive, period fireplace and plentiful bookshelves. Alongside, there is the reception/playroom with a large window to the garden and interconnectivity to the kitchen.

To the rear of the property, the kitchen and dining room are open plan to create a communal space for families and for entertaining,

The kitchen comprises a selection of contemporary units with composite worktops and quality appliances including a Bosch dishwasher and hob, and Siemens electric oven.

There is a natural flow to the generous dining room which allows plenty of space for family mealtimes and features stripped floorboards, painted slate fireplace and direct access to the lovely rear garden.

First Floor: Upstairs, the long landing opens to 3 double bedrooms (all fitted with old-school style radiators) and the family bathroom.





Bedroom 1, to the front is a very generous double room, spanning the full width of the house and with 4 sash windows in the front bay. There is a pretty, painted cast-iron fireplace and an attractive and tucked-away balcony seating area to the front.

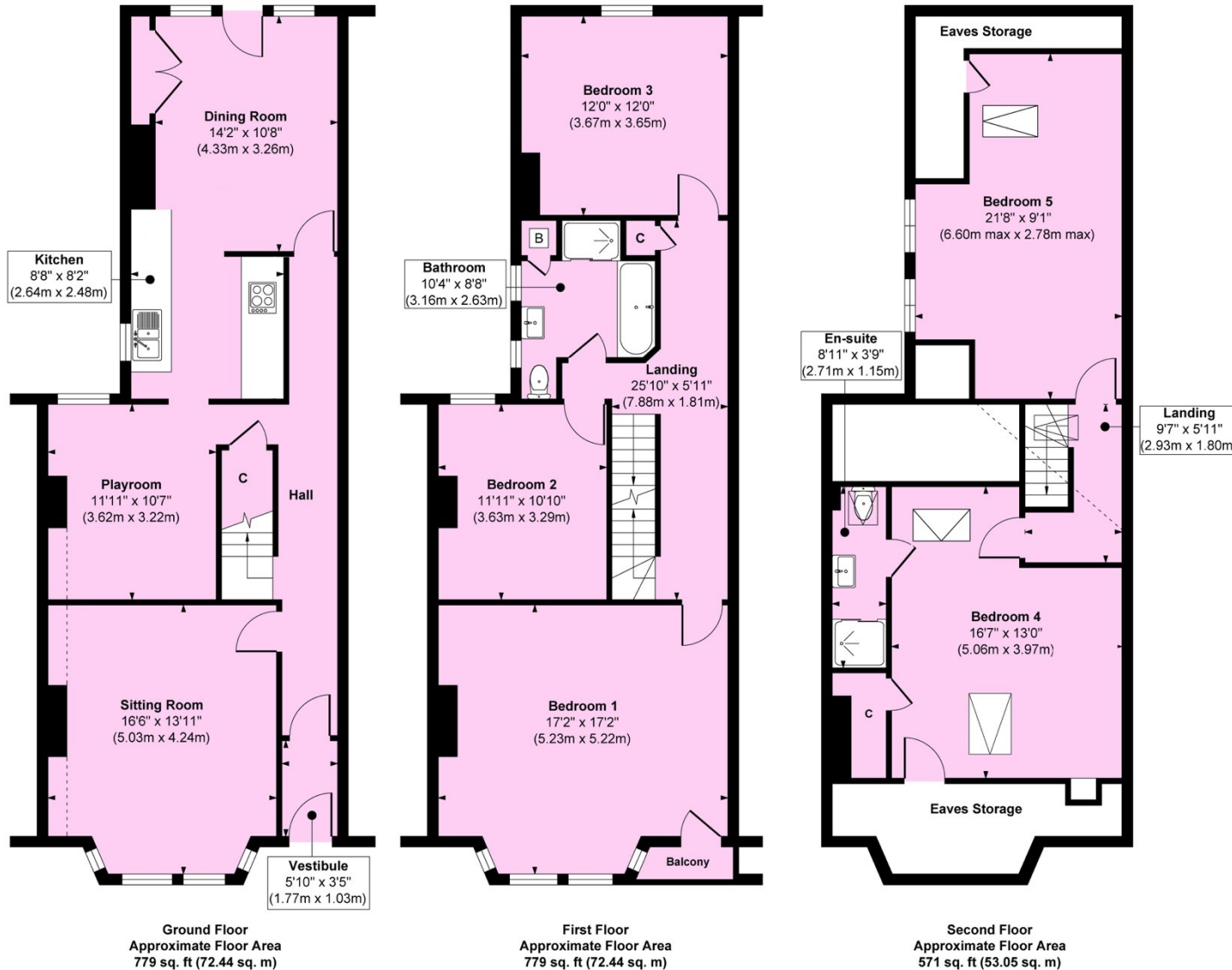
Bedroom 2 is a well-presented double room with cast-iron fireplace and outlook to the rear garden whilst bedroom 3 is a rear double (with cast-iron fireplace), also overlooking the garden and with lovely views to western and northern Bath. The family bathroom is contemporary in style comprising a panelled bath, large shower cubicle, handbasin and WC. There is rubber flooring a cupboard housing the GCH boiler, installed in 2024.

Attic Level: The top floor has been redesigned to form 2 wonderful bedrooms and an ensuite shower room. Here, there are far reaching, unencumbered views across Bath and as far as the Bristol Channel.

The front bedroom is a stylish double with Velux windows, eaves storage and a most useful ensuite shower room whilst the rear bedroom is a very practical and stylish home office that would also make a wonderful bedroom. There is a side dormer window with more panoramic views and further eaves storage.



Outside: The front garden is shingled with shrubs and low stone walling whilst the rear garden is very well kept and attractive. It is lawned with a broad selection of flowering shrubs, pear tree and other dwarf trees as well as rear shed on a hard-standing and gate to the rear lane. There is rustic, composite decking outside the dining room affording space for Al Fresco dining and a private, tucked-away feel.



APPROX. GROSS INTERNAL FLOOR AREA 2047 SQ. FT / 190.3 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.

Produced by Elements Property

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 and take the A367 Wells Road to Bear Flat. Turn left after the traffic lights onto Shakespeare Avenue and continue over Chaucer Road. The property is situated further up on the left - hand side just past the turn to Byron Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Homes

