



22 Devonshire Buildings,  
Bath. BA2 4SU

Asking Price: £735,000



4 bedrooms and extra upstairs snug room



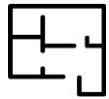
Bathroom and shower room



Attractive front and rear gardens



Residents' parking zone



2132 Sq. ft. / 198 Sq. m.

### The Property

- Spacious and distinctive Edwardian property
- Arranged over 4 storeys including a large and useable, lower ground floor level
- Lovely views from the front and rear
- Very generous reception rooms
- End of terrace position

### 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:** A wonderful, Edwardian family home featuring immense character and individuality, plentiful space over 4 storeys and a hugely sought-after Poet's Corner location.

On the ground floor, the vestibule and hallway open to a very generous and attractive sitting room, with double-glazed sash windows and a period fireplace and ceiling rose. The dining room and kitchen are open plan, creating a wonderful space for family mealtimes. The kitchen comprises shaker-style units with room for a breakfast table, and a door to a side balcony with steps down to the garden.

**First floor:** The long landing leads to 4 bedrooms. Bedroom 1 is well presented, with further sash windows, built-in wardrobes and attractive southerly views. Alongside is snug /bedroom 5, ideal as a home-office. Adjacent, bedroom 2 is a double room with a pretty outlook to the city, whilst bedroom 4 is a good-sized single to the rear, with more expansive views towards the city. The bathroom is contemporary and stylish with a white suite.



**Attic Level:** Here, this spacious eaved bedroom provides lots of natural light and a charming, loft feel with lovely outlooks, plentiful eaves cupboards and a large rear eaves store.

**Lower Ground Floor:** From the kitchen, an internal staircase leads down to a generous lower ground level. We begin with an internal, book-room area with storeroom alongside and then a useful shower room attractively appointed with a large shower cubicle, basin and WC.



Alongside, the laundry room houses the Worcester GCH boiler, plumbing for a washing machine, a sink unit and door. The inner hall then leads to a long room with tiled flooring ideal as a downstairs office, garden room or kid's den. From here we have French doors to the garden. The basement area as a whole provides excellent extra space.

**Outdoor Space:** The front garden is wide and shingled with mature shrubbed borders. To the rear, the long garden tapers in shape and is hard-landscaped, beginning with a patio dining area leading to a rear area ideal for garden seating. A mature Wisteria provides colour and structure overhead and there is a gate to the side lane.

**The Location:** Devonshire Buildings takes pride of place in sought-after 'Poets' 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 up to Bear Flat and after the traffic lights take the fifth left onto Devonshire Buildings where the property is on the left-hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 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 2132 SQ. FT / 198.14 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





Widsen  
Homes