



10A, Powlett Road, Bathwick, Bath. BA2 6QQ

Guide Price: £587,500



2 bedrooms



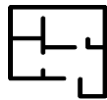
Bathroom and
cloakroom



Long, westerly gardens



Off-street parking



800 Sq. ft. / 74 Sq. m.



The Property

- Charming end-terrace property
- No onward chain
- Ready for modernisation and potential extension (subject to regulations)
- Generous, level south-westerly facing rear gardens
- Off-street parking for at least 2 vehicles

The Location

- Hugely desirable Bathwick location
- Residents' Parking Zone
- Level walk to the city of Bath along Great Pulteney Street.
- Bath Abbey - 0.6 miles walk
- Bathwick St Mary's Primary School – 0.3 miles walk
- Easy access to canal walks





Description: With no-onward chain, delightful and generous gardens and off-street parking, this wonderful end-terrace property nestles in the heart of hugely desirable Bathwick, just minutes from the city centre.

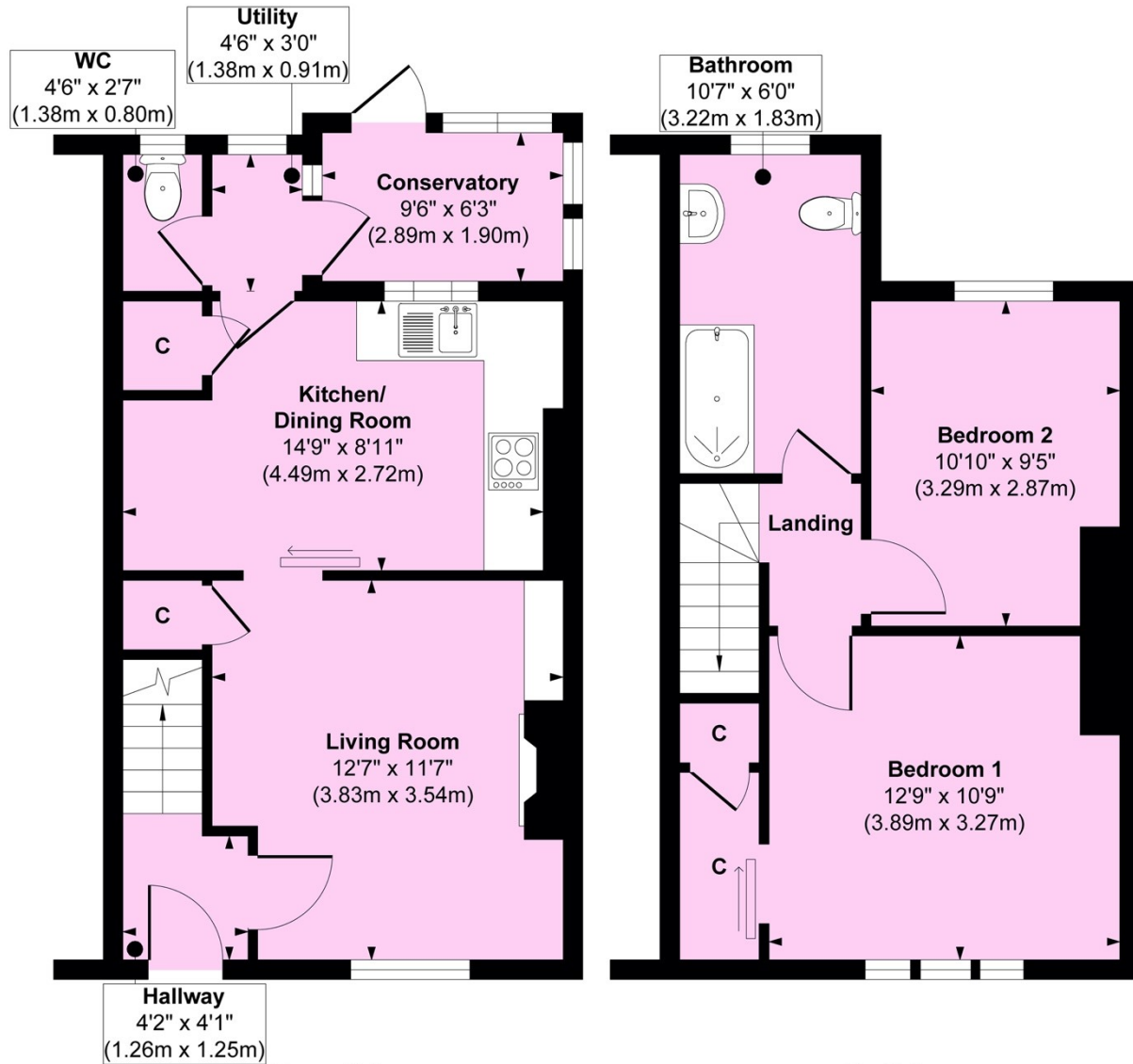
Ground Floor: The small entrance lobby opens to a charming sitting room with useful downstairs cupboard. The kitchen/dining area is ready to modernise to create a perfect entertaining space, ideal to extend (subject to regulations). Finally, there is a cloakroom, utility and conservatory to the rear.

First Floor: Upstairs, there are 2 bedrooms and family bathroom. Both bedrooms are double rooms with bedroom 1 being particularly spacious and including a large built-in cupboard. The spacious bathroom comprises a bath (with shower over), hand basin and WC.

Outside: There are lovely, level and Westerly facing rear gardens at the property. Approx 75' in length and with southwest orientation, the garden comprises a patio, long lawn and rear shingled area with garden shed. A side gate leads to the front where there is a small garden and a driveway with invaluable parking for at least 2 vehicles.



There is a locked side gate providing access to the garden and also right of way to the adjoining neighbour's property at the rear of the house.



Ground Floor
Approximate Floor Area
430 sq. ft (39.92 sq. m)

First Floor
Approximate Floor Area
370 sq. ft (34.40 sq. m)

Approx. Gross Internal Floor Area 800 sq. ft / 74.32 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: Travelling into Bath on the A4 London Road, turn left at the main Cleveland Bridge turn and along Bathwick Street. Bear left at the traffic lights and take the 1st left onto Forrester Road and left again onto Powlett Road. The property can be found on the left-hand side.

NB: 10a Powlett Road has Leasehold Tenure with 999 yrs term from 1948. We are informed the freehold is available to purchase please speak to Wisden Homes for further information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

