



41 Devonshire Buildings, Bath. BA2 4SU

Asking Price: £995,000





4-5 bedrooms



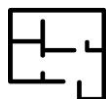
Family bathroom and  
2 shower rooms



Smartly presented rear  
garden



Resident's Parking Zone



2346 Sq. ft. / 218 Sq. m.

### The Property

- Beautifully presented Edwardian family home
- Generous accommodation over 4 storeys
- Fantastic, extended lower-ground floor with kitchen/dining room, laundry room and shower room
- Loft conversion offering a large double bedroom and shower room
- Smart and easy to maintain level gardens

### 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:** This gorgeous Edwardian home blends period character with modern chic, including a large stylish attic conversion and superb garden-level, extended kitchen/dining room.

**Ground floor:** We begin with the vestibule and hallway, from where we access the stylish sitting room and reception room (each with attractive fireplaces and uPVC sash windows) To the rear, the additional reception is ideal as a playroom, home office or fifth bedroom.

**First Floor:** Upstairs, the long landing (with built-in cupboards) opens to 3 bedrooms and family bathroom. Bedroom 1 is a generous double room with beautiful white marble fireplace, built-in alcove wardrobes and further uPVC sash windows. Bedrooms 2 and 3 are comfortable singles/smaller double rooms, each with double glazed sash windows.

The rear bedroom has a large hatch accessing good loft storage.

The bathroom is a good size comprising a crisp contemporary white bathroom suite.

**Attic Level:** Upstairs again leads to a very well converted loft space, now comprising a large and immaculate double bedroom (with a rear dormer, 2 Velux windows and plentiful storage) and smart shower room off the small upper landing. There are expansive views from this level.

**Lower Ground Floor:** The hallway leads down to a wonderfully remodelled basement level, beginning with a most useful wine store and larger storeroom for all those extra possessions. There is then the bonus of a separate laundry room, with plumbing for washing machine and tumble drier, adjacent to an additional shower room with WC, hand basin and shower cubicle.







The kitchen/dining room is stunning, with a side extension creating accommodation which spans the full width of the house. There is plenty of space here for a dining table and sofa making it an ideal hub for the house, with bi-fold doors to the garden. The stylish kitchen units are situated below 3 Velux windows affording lots of natural light. There is a dishwasher, separate boiling-water tap and Rangemaster cooker included, as well as a large space for a fridge and freezer. Underfloor heating is also installed here.

**Outside:** The front garden is extremely well-kept with contemporary tiling and shingle, whilst the rear garden comprises a good-sized patio, central astroturf lawn and rear shingle area with smart fencing. A rear gate opens to the rear lane, allowing easy access for bikes etc. The garden is easy to maintain and a perfect space in which to relax.

**The Location:** Devonshire Buildings takes pride of place on the Southern edge of sought-after 'Poets' Corner'. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Express minutes away. There is a lovely, wooded walk to the City of Bath and train station and 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, Alexandra Park and Bloomfield Green Space. 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 towards the top, on the left-hand side.



**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 2344 SQ. FT / 218.00 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

