



31 Devonshire Buildings, Bath. BA2 4SU

Asking Price: £835,000



4 Double Bedrooms



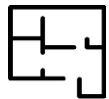
Bathroom, ensuite shower room and cloakroom



Easy to maintain gardens



Residents parking



1980 Sq. ft. / 184 Sq. m.

The Property

- Spacious and charming Edwardian property with many period features.
- Arranged over 4 storeys, including a large and useful lower ground floor level
- Lovely views from the front and rear
- Loft conversion offering a large double bedroom and ensuite 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
- Paragon Prep School – 1 mile walk
- Bath Spa Train Station – 1 mile walk





The Property: This immaculate and spacious, classic Edwardian home has 4 storeys of accommodation and a hugely sought-after position in Poet's Corner

Ground floor: The tiled entrance lobby leads through a part-glazed door to the hallway from where we access the reception rooms and kitchen. The living room has a splayed bay window overlooking the front garden and a gas fire inset in an attractive slate fire surround. The dining room/snug with window to rear, has a pretty tiled fireplace and built in alcove cupboard and bookshelves. Further down the hallway, we reach the roomy kitchen/breakfast room with a large window overlooking the garden and solid oak flooring. The kitchen is fitted with cream fitted units and Corian worktops, with a large 'Rangemaster Excel' double oven and gas hob, separate integrated microwave, fitted dishwasher and large fridge freezer. In the breakfast area, there is a period fitted dresser and striking stone chimney breast with inset cast-iron gas stove.

Basement level: Stairs lead down from the kitchen into the wonderfully useful basement area, with 2 storerooms to the front, a workshop and a utility room with fitted worktops and cupboards, sink and space for washing machine and tumble dryer. There is also a separate WC with sink on this level, and a door leading out to the garden.



First floor: On the first floor there are three good sized bedrooms and a family bathroom. Bedroom 1 to the front, is a large double with a bay window and separate single window letting in lots of light. There is a handsome marble fireplace here, as well as a useful sink/vanity unit and built in understairs wardrobe. Bedroom 3 in the middle of the house is another double room, with pretty tiled fireplace, and bedroom 4, which overlooks the garden is a small double with useful built in book shelving.



Attic level: From the 1st floor landing a door accesses the stairs to the loft room, which has Velux windows to front and rear, affording fantastic views over the roofs of Poets' corner to the northern hills of Bath. This large double room has useful and well-designed built in storage cupboards and a good sized ensuite shower-room with shower, WC and basin.

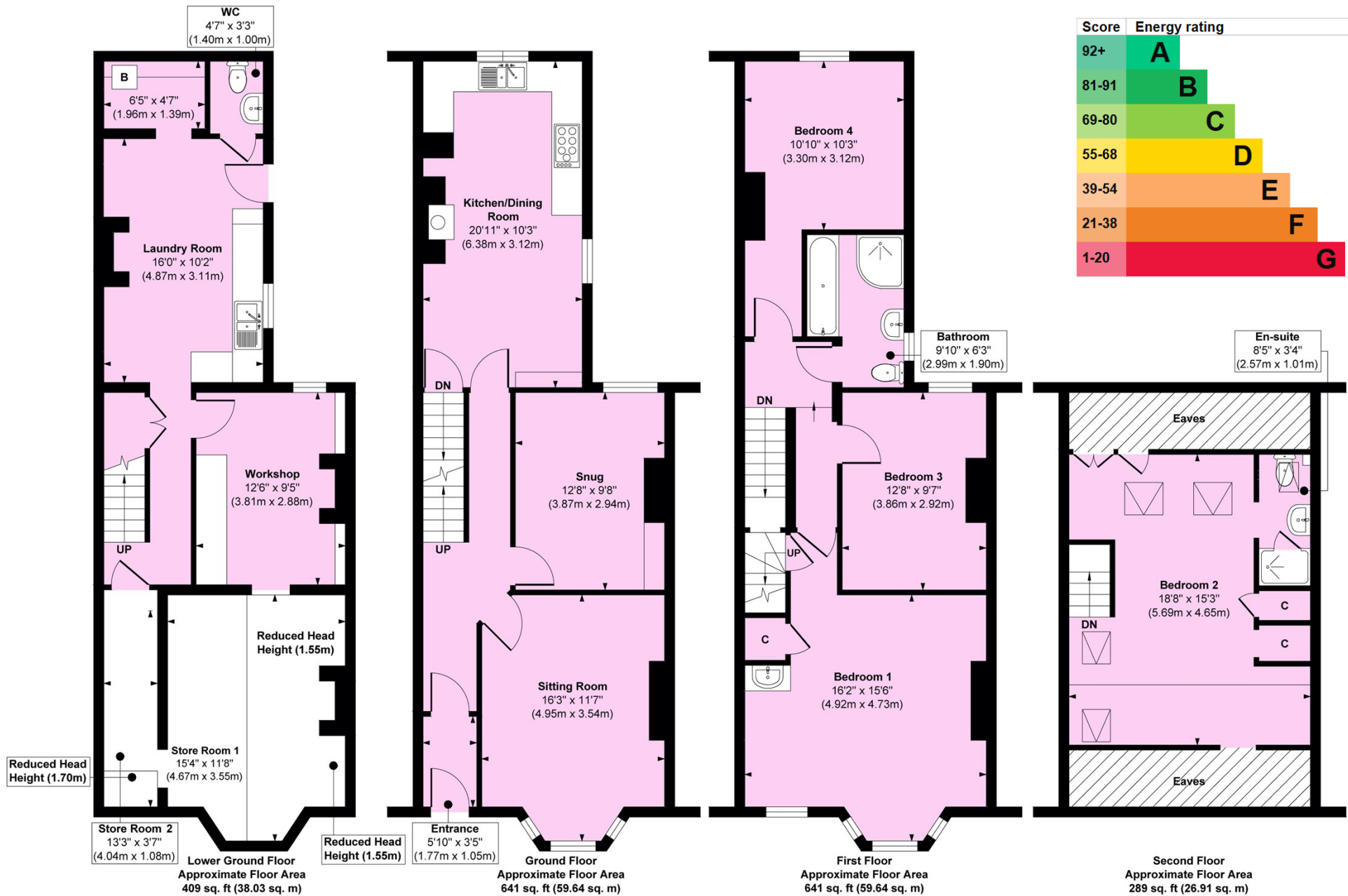
Outside: The front garden has a lawn and flowerbeds, with low stone walls and a tiled path to the front door. The rear garden is mainly lawned, with a paved area and shingle path leading to another small patio area to the rear. A Wisteria covered pergola leads to the back gate which accesses the rear 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 halfway up, 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.





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

APPROX. GROSS INTERNAL FLOOR AREA 1980 SQ. FT / 184.22 SQ. M (Excluding Eaves & Stores)

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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