



29, Wellsway, Bath. BA2 4RR

Guide Price: £535,000



3 bedrooms



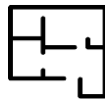
Bathroom and
downstairs cloakroom



Mature front and rear
gardens



Resident's parking zone
nearby



1229 Sq. ft. / 114 Sq. m.

The Property

- Charming 3-bedroom period property
- No onward chain
- Ready for refurbishment
- Easy to maintain gardens
- Permit parking nearby
- Generous bedrooms and receptions

The Location

- Heart of popular Bear Flat location with excellent access to 20+ local shops
- Close walk to sought-after local schools (Beechen Cliff- 0.3 miles, Hayesfield Upper School – 0.5 miles, Widcombe Primaries – 0.9 miles)
- Surrounded by beautiful countryside with plentiful walks and parkland, nearby
- City of Bath and Bath Spa train station just 0.8 miles walk





Description: With no onward chain, this charming mid-terraced period property with 3 good sized bedrooms nestles in the heart of Bear-Flat. It is now ready to modernise to make a wonderful, family home.

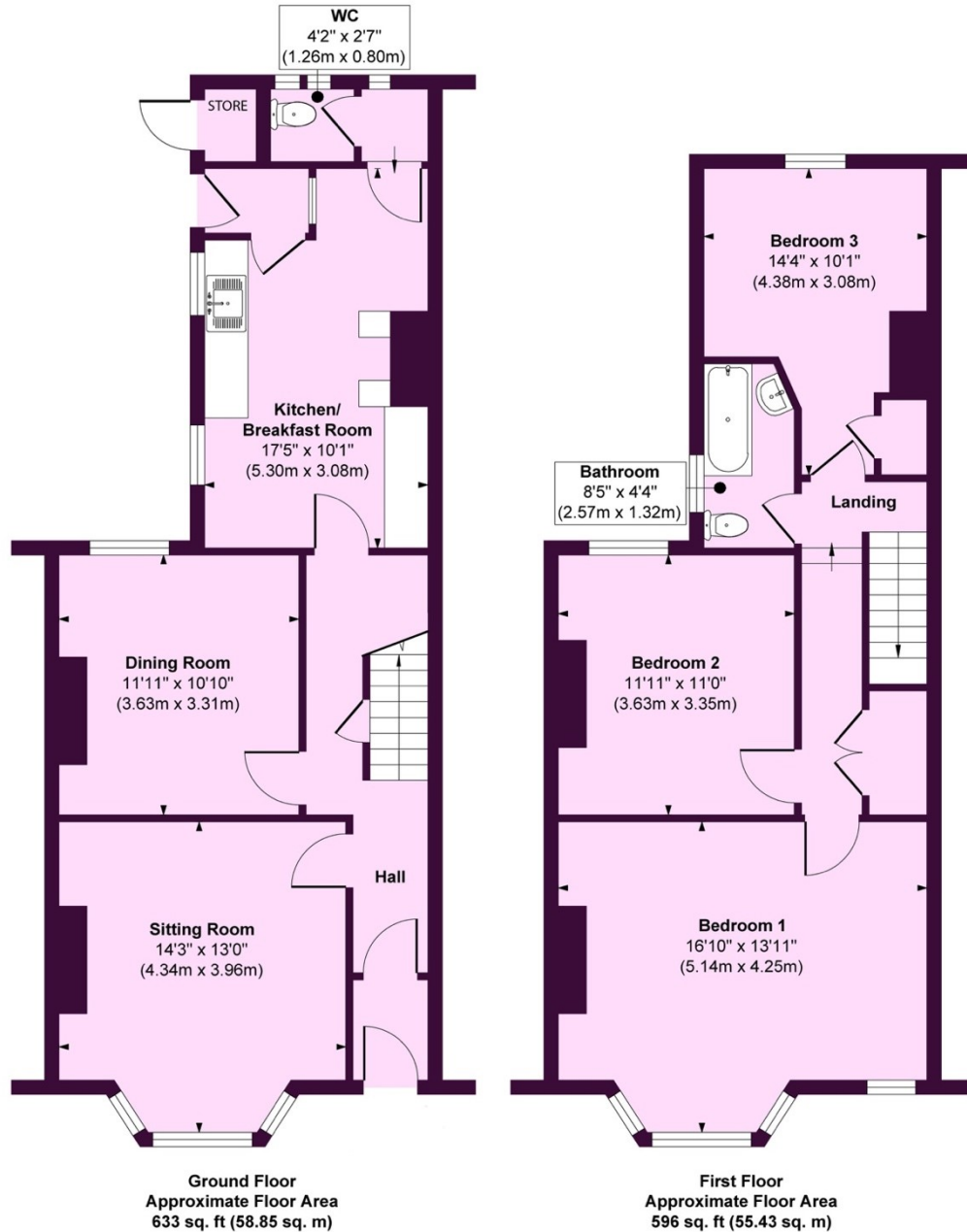
Ground floor: The entrance vestibule opens via a part-glazed inner door to the hallway, where there is useful under-stairs coat storage. The large, front living room has a splayed bay window and alcove shelving, along with an attractive wooden fire surround with inset gas fire.

The dining room to the centre of the house has a rear window looking up to the rear garden. At the end of the hallway, we access a large and airy kitchen space, with pine fitted units, roll - edged worktops and part wood panelled walls. There is a stainless-steel sink with double drainer, space for a washing machine and cooker, and a glazed door leading to the rear lobby and door to the garden. A door also leads to a very useful downstairs WC at the back of the kitchen.

First floor: Upstairs, there are 3 good-sized bedrooms and a bathroom. Bedroom 3 (to the rear of the house) has a built-in cupboard and window looking out over the garden and church beyond. Next, we reach a small bathroom which is fully tiled, with a white suite of WC, Bath (with shower over) and sink unit. Bedroom 2 is a medium double with a pretty painted fireplace, and Bedroom 1 at the front of the house is spacious, with a bay window and single window, giving lots of light from the west. There is another pretty painted fire surround in this room, along with a very useful large hall cupboard in the hallway outside.



Outside: The rear garden is accessed via steps to a small, paved seating area, with vine, shrubs and flowers beyond, along with a rear gate accessing the back pedestrian alleyway. At the front of the house, steps lead up to the front door, with mature hedging enclosing the easy maintenance shingled garden with shrubs.



APPROX. GROSS INTERNAL FLOOR AREA 1229 SQ. FT / 114.28 SQ. M

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.

Whilst every attempt is made to ensure the accuracy of this floor 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 and is not drawn to scale. Produced by Elements Property

Directions: From the Churchill Bridge roundabout. Take the A367 to Bear Flat. 29 Wellsway is on the left-hand side, just past the pedestrian crossing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

