



35 Devonshire Buildings, Bath. BA2 4SU

Asking Price: £985,000





4 double bedrooms



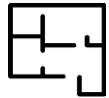
Family bathroom, loft  
shower-room & ground  
floor cloakroom



Stylish gardens



Residents' parking zone



2175 Sq. ft. / 202 Sq. m.

### The Property

- Fantastic Edwardian family home
- Accommodation over 4 levels
- High quality finish throughout
- Smart, easy to maintain level gardens
- Wonderful, extended lower ground floor kitchen with utility and boot room.

### 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 superbly finished Edwardian mid-terraced house is stylish and spacious with high spec. fittings throughout from Corston Architectural, Mandarin Stone, Amtico flooring and Everest Windows to name but a few.

**Ground floor:** The tiled vestibule opens via a part glazed door into the hallway. From here, we access the spacious living room. The front sitting room has splayed bay windows, painted stone fireplace and ample space for sofas. Decorative Crittall dividers then lead to the snug study area which has built in shelving units and a second stone and tiled fireplace. Further down the hallway there is a useful downstairs WC and a further rear sitting room, with lovely parquet flooring and window overlooking the garden.

**Lower ground floor:** Stairs from the hallway lead down to a wonderfully organised basement level with a stunning, extended kitchen-dining room, utility room and boot room. The boot room is panelled and dry-lined, with worktops, shelving and space for fridge/freezer. The large utility room has plenty of fitted cupboards, a Belfast sink unit, space for a washing machine and tumble dryer and even a dog shower! The spacious kitchen has oak effect Amtico flooring and underfloor heating. There is a range of painted units with white Corian worktops and a central island with sink. There is space for a large fridge/freezer along with an integral gas hob and double electric oven. Bifold doors lead from the comfy dining and seating area directly out to the garden.



**First floor:** On the first floor there are 3 good sized bedrooms and a bathroom. All three bedrooms have high-quality fitted wardrobes and useful alcove shelving. Bedroom 1 is a generous double with stripped wood floors and a striking marble fire surround with pretty tiled fireplace and a wonderful sense of space and light.





Bedroom 2, in the middle of the house is a medium double with tiled cast iron fireplace, whilst bedroom 3 overlooking the garden is again, a good-sized double with another pretty cast iron fireplace. The bathroom has tessellated floor tiles and a white suite of bath, WC and sink unit.

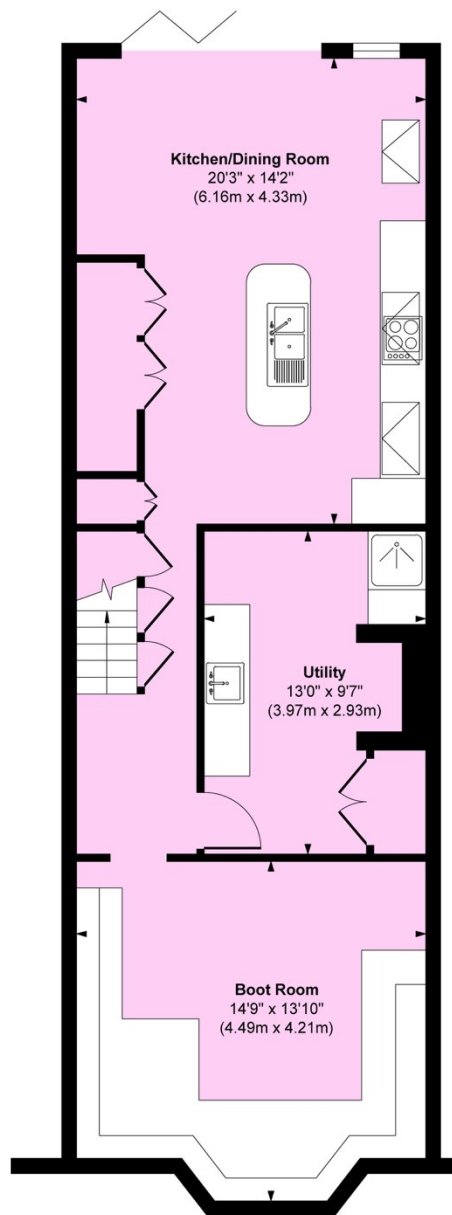
**Attic Level:** Upstairs again, we reach the loft room with Velux windows front and back, and good eaves storage. There is also a separate shower room here which is fully tiled, with shower cubicle, WC and basin.

**Outside:** The front garden is largely paved with a tiled pathway to the front door and olive trees and flowering shrub borders. There is also a useful wooden 'hideaway' store for bins here. The stylish enclosed rear garden has two paved seating areas and a central astroturf lawned area surrounded by flower beds and small trees. There is a gate to the back lane, allowing easy access for bikes etc, along with a modern garden pod for further storage.

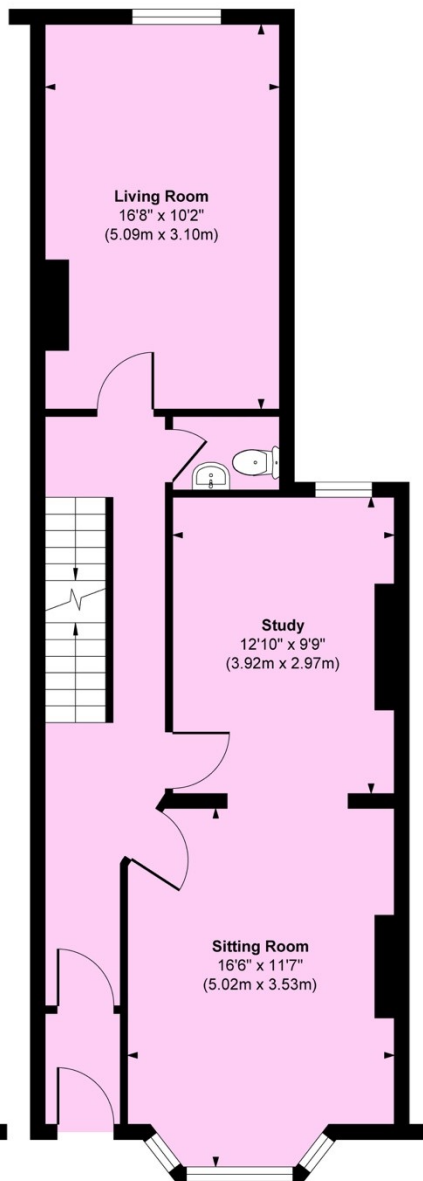
**The Location:** Devonshire Buildings takes pride of place on the Southern edge of sought-after 'Poets' Corner'. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Express minutes away. There is a lovely, wooded walk to the City of Bath and train station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

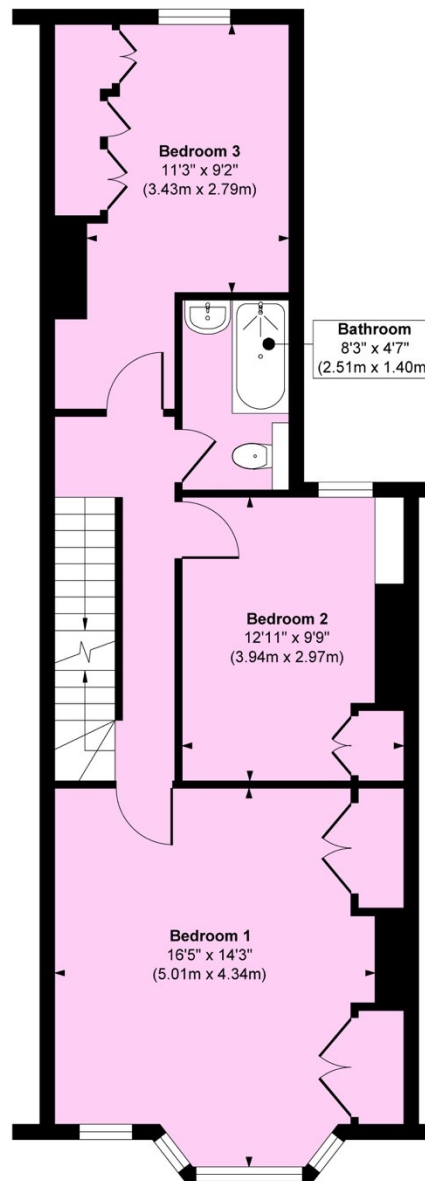




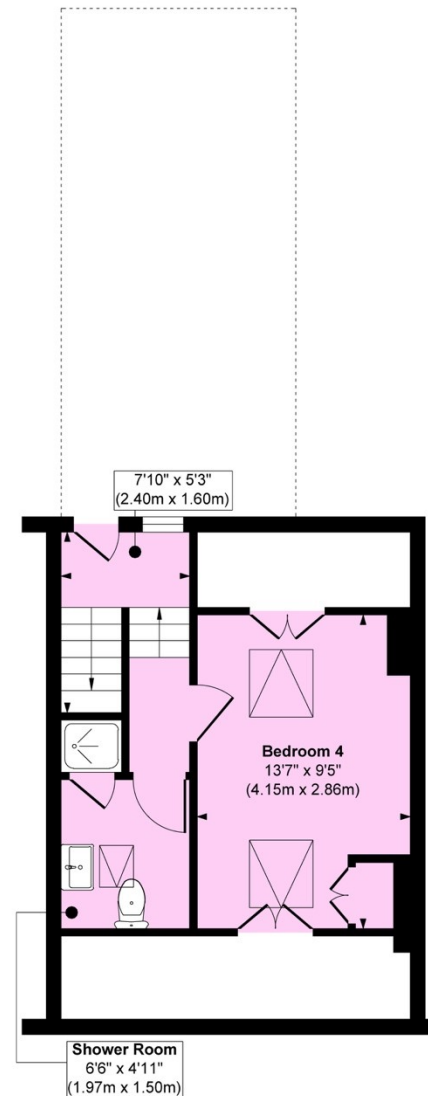
**Lower Ground Floor**  
Approximate Floor Area  
735 sq. ft (68.34 sq. m)



**Ground Floor**  
Approximate Floor Area  
633 sq. ft (58.83 sq. m)



**First Floor**  
Approximate Floor Area  
692 sq. ft (64.37 sq. m)



**Second Floor**  
Approximate Floor Area  
217 sq. ft (20.20 sq. m)

**APPROX. GROSS INTERNAL FLOOR AREA 2175 SQ. FT / 202.14 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

**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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

