



11 Triangle East, Bath. BA2 3HY

Asking Price: £480,000



3 double bedrooms



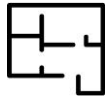
Refitted family bathroom,
& ensuite shower-room



Good-sized rear
gardens



Resident's Parking Zone



1506 Sq. ft. / 140 Sq. m.
(including basement)

The Property

- Generous family home
- Attractive, mature gardens
- Attic bedroom conversion with ensuite shower room
- Large basement with good potential and access to the garden.
- Open outlook to the Baptist Church to the front and permit parking,

The Location

- Heart of Oldfield Park location
- Excellent access to Moorland Road
- Sainsbury's Local and Co-op in easy reach
- Very convenient for Oldfield Park and St Johns Primary Schools and Hayesfield and Beechen Cliff Secondary Schools
- Oldfield Park Train Station – 0.1 mile
- Excellent road and train access to Bath and Bristol.





The Property: This stylish Victorian mid-terraced property features spacious rooms with wonderfully high ceilings and has been renovated to a high standard, making it the perfect home for first time buyers or young families.

The Location: Triangle East is a quiet residential street in the heart of Oldfield Park and just a few minutes' walk away from the popular Moorlands Road shopping area, where there are an abundance of useful shops and cafes. There is good access to both Oldfield Park and Bath Spa trains stations from here. Nearby schools include Oldfield Park, St Johns and Moorlands primaries, and Beechen Cliff and Hayesfield Secondaries

Ground floor: The part-glazed front door leads to the entrance hall and open plan living room and dining room, where stylish oak effect flooring has been laid throughout. There is a large square bay window in the living room, which lets in lots of natural light and has views overlooking the Baptist Church. An attractive Bath stone fireplace and cast-iron log burner are a great feature in this room. From the dining room, French doors open out onto a decked area with steps down to the garden. The kitchen is accessed from the back of the dining room where there are painted wooden units with space for an electric oven, dishwasher and fridge/freezer.

Basement level: A door from the dining room opens to steps down to the useful and spacious undeveloped basement area, where there are two large storage rooms and a utility space. There is also a door to the garden from this level, which is a useful extra.

First floor: Upstairs, on the first floor are two good-sized bedrooms and a bathroom. The stylish bathroom has a ceramic tiled floor with a modern white suite of bath, basin and WC with a separate shower cubicle.





Bedroom 1 to the front of the house is a spacious double and has 2 modern double glazed sash windows with views over the church green. There is a pretty, painted fireplace here along with an original built-in cupboard allowing good storage. The 2nd bedroom on this floor also has a large built-in cupboard and a pleasant view overlooking the garden.

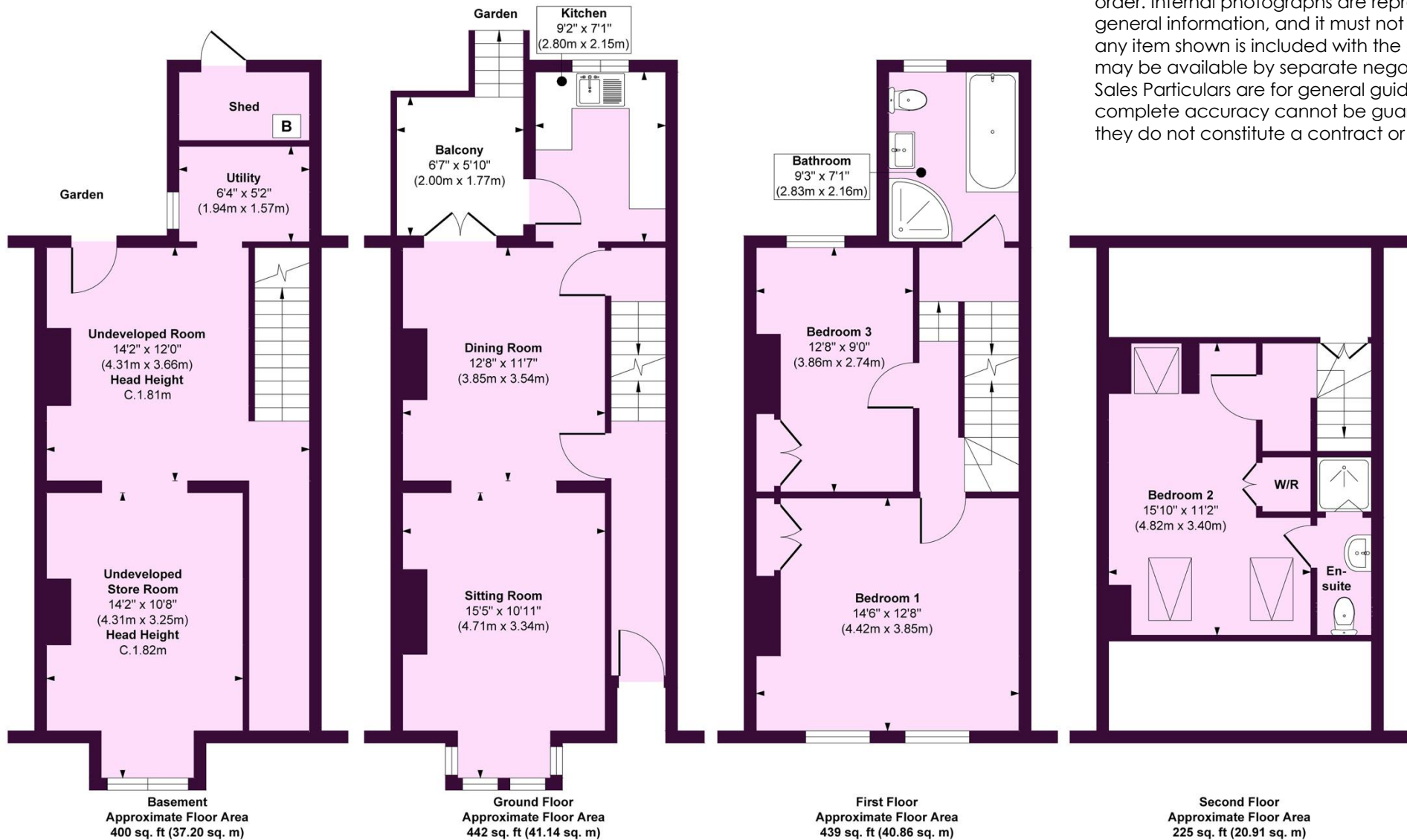
Attic level: Upstairs again we reach the well-designed attic bedroom with Velux windows to front and rear and ample eaves storage. The rear Velux window can be opened out 'balcony style' giving an extra light and airy feel to this room. There is also the benefit of an ensuite shower room with WC and basin on this level.

Outside: There is a small fenced front garden with original tiled path and shingled area with enclosed storage for bins/recycling. To the rear of the property is a good-sized garden with gravelled area and lawn with shrubs and small trees. There is also a pretty wooden summer house and gate to the back access lane.

Directions: From the A36 Churchill bridge roundabout, continue along the A36 Lower Bristol Road then shortly take a left turn on to Westmoreland Road, continuing onto Lower Oldfield Park. Turn left onto Livingstone Road and then right onto Moorland Road. Once past the main shops on Moorland Road, turn right onto Triangle East, and No. 11 will be found on the right-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



APPROX. GROSS INTERNAL FLOOR AREA

MAIN HOUSE = 1106 SQ. FT / 102.91 SQ. M

BASEMENT = 400 SQ. FT / 37.20 SQ. M

TOTAL = 1506 SQ. FT / 140.11 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



