



6 Beechen Cliff Villas, Bath. BA2 4QR

Asking Price: £710,000



3 double bedrooms



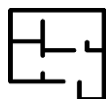
Bathroom, shower room
and cloakroom



Easy-to-keep courtyard
gardens



Resident's Parking Zone
and occasional parking
space to the rear.



1451 Sq. ft. / 135 Sq. m.

The Property

- Spacious and well-kept family property
- Larger-than-average accommodation
- 3 double bedrooms
- Benefit of bathroom and shower room on the first floor and a downstairs WC
- Southerly rear gardens with potential parking
- Large, open-plan kitchen/diner
- Modern presentation throughout with useful lean-to extensions

The Location:

- Lovely setting in leafy Beechen Cliff Road.
- Arguably one of Bath's most sought-after neighbourhoods
- A gentle downhill stroll to the city of Bath
- Close to the shops of Bear Flat
- 5-minute stroll to Alexandra Park
- Beechen Cliff, Hayesfield, Widcombe and Paragon schools within easy reach





The Property: This attractive and spacious, Edwardian family home has modern presentation and sought-after location in the heart of Bear Flat, just minutes from the city of Bath.

Ground Floor: We begin with the entrance vestibule and hallway which leads to the principal reception rooms. The sitting room is well-presented with an attractive log-burner, alcove shelving and wide, bay window. Alongside, a most useful reception room offers plentiful storage and a double-glazed door to the rear lean-to.

To the rear of the property, the generous, open-plan kitchen/dining room presents excellent space for family mealtimes. Here, we begin with the dining area and extend through the attractive kitchen which comprises plenty of storage cabinets with roll-edge worktops. Amongst the appliances are a double electric oven and gas hob with space for a dishwasher and fridge/freezer.

To the rear, there is a small, stone-built extension utility room with glass roof and fitted units, double Belfast sink and washing machine plumbing. There is also an invaluable cloakroom. Finally, the double-glazed lean-to offers valuable extra storage and leads from the rear reception.

First Floor: Upstairs, the long landing leads to 3 light and airy bedrooms, bathroom and shower room. The front bedroom is a generous double spanning the full width of the house and with a 4-window bay overlooking the attractive lawns of Lyndsey House, to the front. Bedroom 2 is another, tidy double room at the centre of the house whilst the rear bedroom is a smaller double overlooking the garden and across to Chaucer Road and views beyond.

Being a ~~bit~~^{little} larger than average, there is a bathroom and shower room on this level, each with double-glazed side windows. The bathroom is fitted with a white panelled Bath and hand-basin whilst the shower room is larger, with a good-size shower cubicle, hand basin and WC.



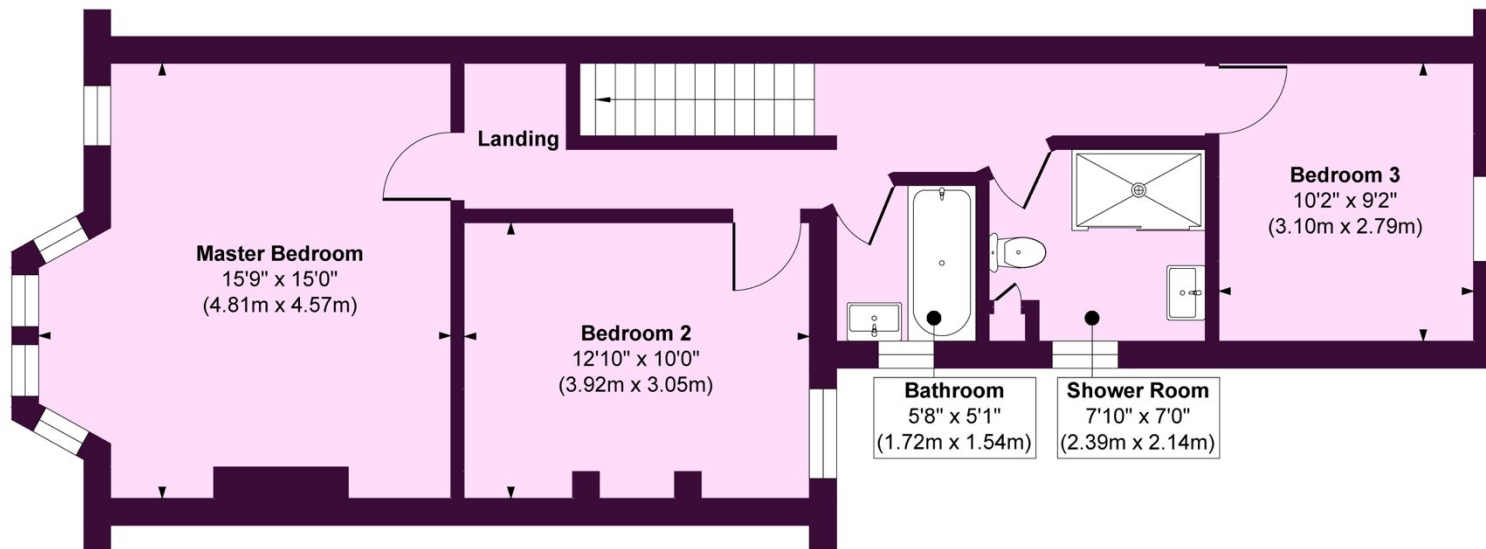


Outside: To the front there is a small garden with slate chippings and path to the front door. The rear garden is paved, with raised beds and a pleasant Southerly aspect. There are folding doors allowing access to potentially park a small car, and ~~very convenient~~convenience for storing bikes or a scooter.

The Location: Beechen Cliff Villas Road takes pride of place in sought-after Poet's 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 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.

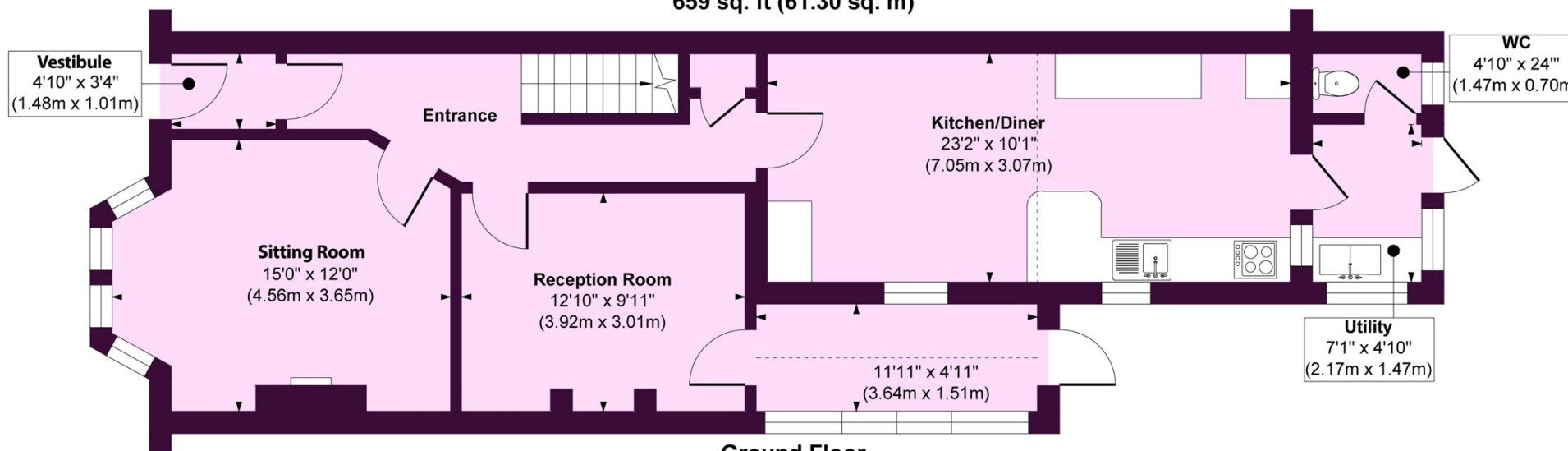


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



First Floor
Approximate Floor Area
659 sq. ft (61.30 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.



Ground Floor
Approximate Floor Area
792 sq. ft (73.59 sq. m)

APPROX. GROSS INTERNAL FLOOR AREA 1451 SQ. FT / 134.89 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.

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