



The Oval, Bath

ChaseBuchanan



112 The Oval

Bath, BA2 2HF

A Spacious & Well Presented Three Bedroom Semi Detached Family Home Benefitting From Splendid Views Across The City & Good Sized Private Garden To The Rear.

- Semi Detached Family Home
- Stunning Panoramic Views
- Two Receptions
- Open Plan Kitchen/Diner
- Three Bedrooms (One With En-Suite)
- Contemporary Bathroom
- Off Street Parking
- Close To Amenities
- Vendor Already Found



The Property

Located in this popular road, this good sized family home with accommodation arranged over two storeys enjoys spacious rear gardens with some stunning views. The accommodation comprises hall, sitting room, modern kitchen/diner and conservatory on the ground floor, with three bedrooms (one en-suite) and bathroom on the first floor. Additionally there is ample off street parking to the front and regular bus service close by.

The Situation

Situated in an elevated position on the southern slopes of the Georgian city of Bath, the property benefits from far reaching views. Close by in Bear Flat there are local shopping facilities including, a delicatessen, food shops, a café, a Michelin guide restaurant, pubs a florist and more.

Local schooling includes Moorlands Infants and Junior Schools, St John's Catholic Primary School, St Gregory's, The Paragon & Prior Park College, Hayesfield School and Beechen Cliff school. The Oval is within easy reach of both Bath's dynamic city centre and the area's stunning natural surroundings. The popular Two Tunnels Greenway cycle route is accessed just 650 meters away.

There is a regular bus service into the City Centre and there is easy access to towns to the South of Bath via the A36. The World Heritage City of Bath has rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station is approximately 1.3 miles away, (situated in the City centre) and offers a main line link into London Paddington. An additional local railway station 1.1 miles away offers additional train service to Bristol and the south coast. The M4 Motorway at Junction 18 gives access to London, Bristol and the South West.

Hall

Double glazed front door and side window, meter cupboards, under stair cupboards, laminate flooring.

Sitting Room

Light airy room with double glazed window to front, built-in cupboard and bookshelves.

Kitchen/Diner

Double glazed window, glazed french doors to conservatory, a range of wall and base units with wooden work tops over, inset one and a half bowl enamel sink with mixer tap, inset induction hob, double built-in electric oven, plumbing for washing machine & dishwasher, space for free standing fridge/freezer, wall mounted gas boiler, LVT flooring, feature radiator, space for table & chairs.

Conservatory

Double glazed construction on a dwarf wall with French doors to outside.

First Floor Landing

Double glazed side window, smoke alarm, access to loft space.

Bedroom One

Double glazed window to the rear with stunning city views, built-in wardrobe, feature radiator.

En-Suite

Walk-in shower enclosure with electric shower over, vanity wash hand basin with cupboard under, low level WC.

Bedroom Two

Light airy room with double glazed window to the front.

Bedroom Three

Double glazed window to the front.

Family Bathroom

Double glazed window, contemporary white suite comprising enamel panelled bath with rainfall shower head over, vanity wash hand basin with drawers under, concealed cistern WC, chrome ladder style radiator, ceramic tiled floor, ceiling spot lights.

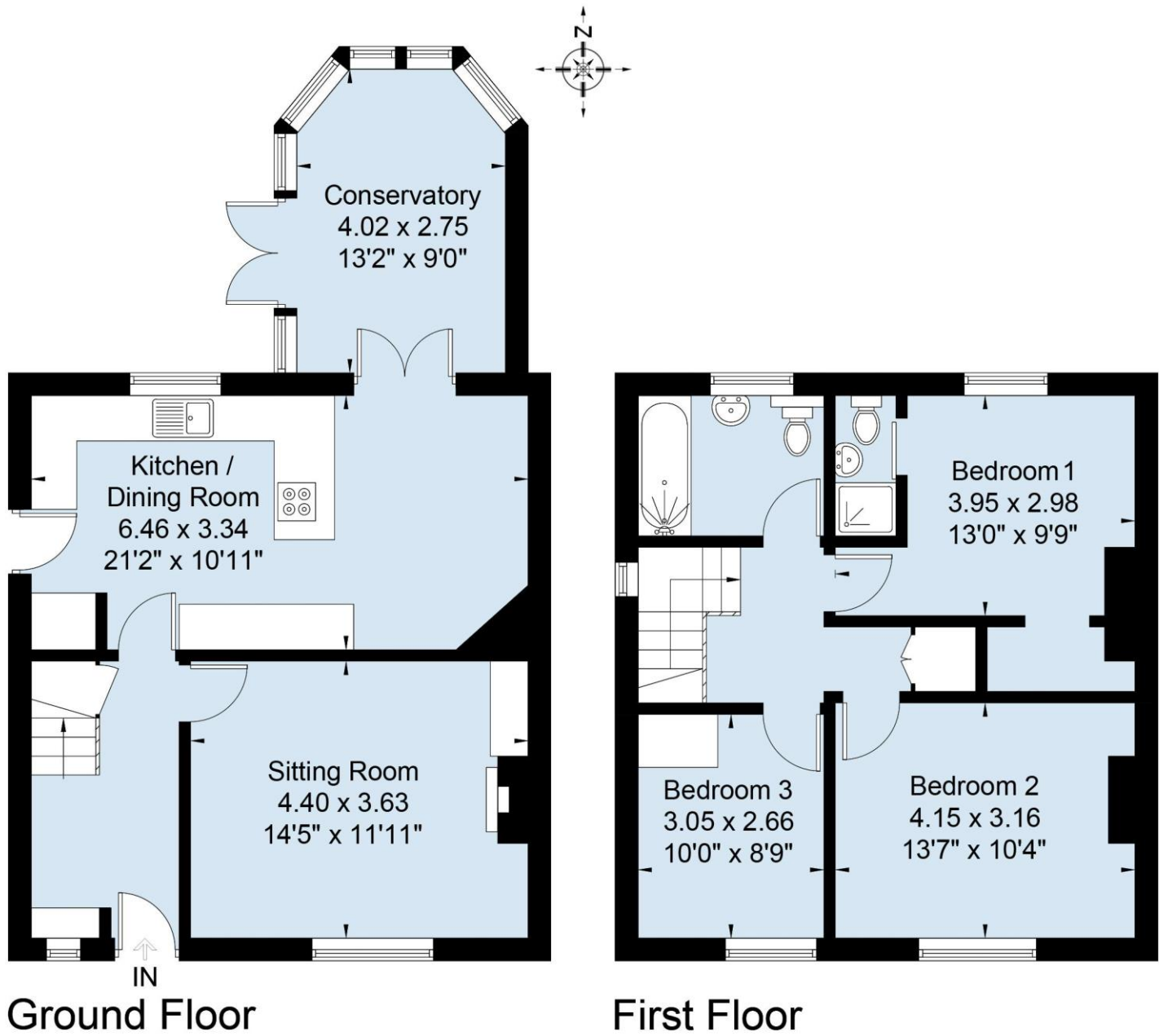
Outside

To the front is parking for two vehicles and a side gate leading to the rear of the property. At the rear is a good sized enclosed garden with some stunning panoramic views from the large patio, good sized lawn complete with a wooden children's swing, wooden bike/garden furniture store, shed, borders containing various shrubs and plants, large gravelled sun terrace, fenced to the boundaries.





Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

Miscellaneous items

EPC: D
Council Tax: C
Utilities: All main services
Authority: Bath & North East Somerset
Tenure: Freehold

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.fidelisinbath.co.uk

Directions

From Wellsway turn right onto Bloomfield road and take the third turning right into Englishcombe Lane. Continue for about half a mile and take the second right into Oak Avenue. At its junction with The Oval turn right and the property will be on the left.

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan Agents would be pleased to provide free no obligation sales and lettings advice.

Mortgage Services and Independent Financial Advice

Chase Buchanan has a longstanding relationship with a firm of financial advisors with over thirty years of experience who are members of the largest mortgage network in the UK. They offer:

- Free initial consultation with no obligation
- Exclusive mortgage deals
- Access to 50+ mortgage lenders
- Telephone call access and face to face meetings at a time to suit your convenience

The service is friendly and straight forward. If you already have mortgage plans it may be a good idea to double check you are being offered the best deal. Please ask a member of our team for further information.

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We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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