



Wellsway, Bath

ChaseBuchanan



95 Wellsway

Bath, BA2 4RU

A Fine Edwardian Terraced Family Home That Is Well Presented And Retaining Splendid Character Features. The Versatile Accommodation Is Across Three Levels With The Benefit Of Landscaped Private Enclosed Rear Garden, Double Glazing & Modern Bathrooms. Early Viewing Is Essential.

Bay Fronted Edwardian Terraced House

Sitting Room With Bay Windowed & Fireplace

Separate Dining Room With Fireplace

Large Kitchen/Breakfast Room

Large Bay Windowed Master Bedroom

Three Further Bedrooms

Two En-Suites

Gas Heating & Double Glazing

Close To Local Amenities



The Property

This traditional double bay period home is well presented and is decorated in neutral colours throughout.

The property retains fine period detail and boasts both comfortable and spacious accommodation. The two separate reception rooms on the ground floor are complimented by a good sized kitchen/breakfast room with access to gardens at the rear.

On the first floor you will find a grand master bedroom with large bay window and En-suite, Bedroom two is a good size double room and third bedroom overlooks the rear garden with views. The bathroom includes a walk-in shower. Finally, on the second floor you have the fourth bedroom. The bedroom hosts access to eaves and storage. It also has a bathroom upstairs which makes it a perfect guest bedroom.

Externally, the tiered, rear garden is comprised of a level, slated area and a decked area to the top, offering a great seating area to capture the last of the sun.

The Situation

Located in a desirable residential area on the Bear Flat and within walking distance of the City Centre and Bath Spa station, this family home is a short distance from Beechen Cliff school and convenient for Widcombe and Moorlands primary schools.

Bear Flat hosts a variety of local shops and boasts an excellent deli and bistro. A regular bus service runs from Bear Flat into the city centre and many other destinations.

Alexandra Park is a short walk from the property with a dedicated play area for small children and some of the most magnificent views to be seen across the Georgian city of Bath.



Entrance Lobby

Ornate cornice, dado rail.

Entrance Hall

Stairs to first floor, ornate arch and corbels.

Sitting Room

Bay sash windows to the front garden, feature inset gas fire with wood surround, ornate ceiling rose, ornate corniced ceiling.

Dining Room

Currently used as a home office, gas fire with wooden surround with slate hearth, two built-in bookshelves with cupboards under.

Kitchen/Breakfast Room

Providing a large amount of space and access to the rear garden via the utility room, double glazed window to rear, a range of wall and base units with wooden worktops over, space for free standing gas cooker, plumbing for dishwasher, space for appliances, space for table & chairs, wooden floor.

Utility Room

Door to rear garden, plumbing for washing machine, space for appliances, built-in cupboards.

Cloakroom

Low level WC, wash hand basin.

First Floor Landing

stairs to second floor.

Bedroom One

Bay sash windows to the front, two double built-in wardrobes and cupboards above.

En-suite

An elegant full bathroom with free standing bath with tiled surround, pedestal wash hand basin, low level WC, built-in cupboard, double glazed window.

Bedroom Two

Double glazed window to rear, built-in wardrobe.

Bedroom Three

Double glazed window to rear, built-in cupboard.

Family Shower Room

Double glazed window, walk-in shower with tiled surround & rainfall shower head over, vanity wash hand basin with tiled splash back & drawers under, concealed cistern WC.

Second Floor Landing

Double glazed window with views.

Bedroom Four

Large dormer window with views, built-in eaves storage.

Bathroom

Double glazed window, panelled bath with tiled surround, walk-in shower enclosure with electric shower over, pedestal wash hand basin with tiled splash back, low level WC, built-in cupboard.

Outside

To the front is a walled garden with borders containing shrubs & plants, pathway leading to the front door. To the rear is a tiered garden which comprises of a level slated area plus decked sun terrace offering a great seating to capture the last of the sun. Hedged and fenced to the boundaries with rear pedestrian access.





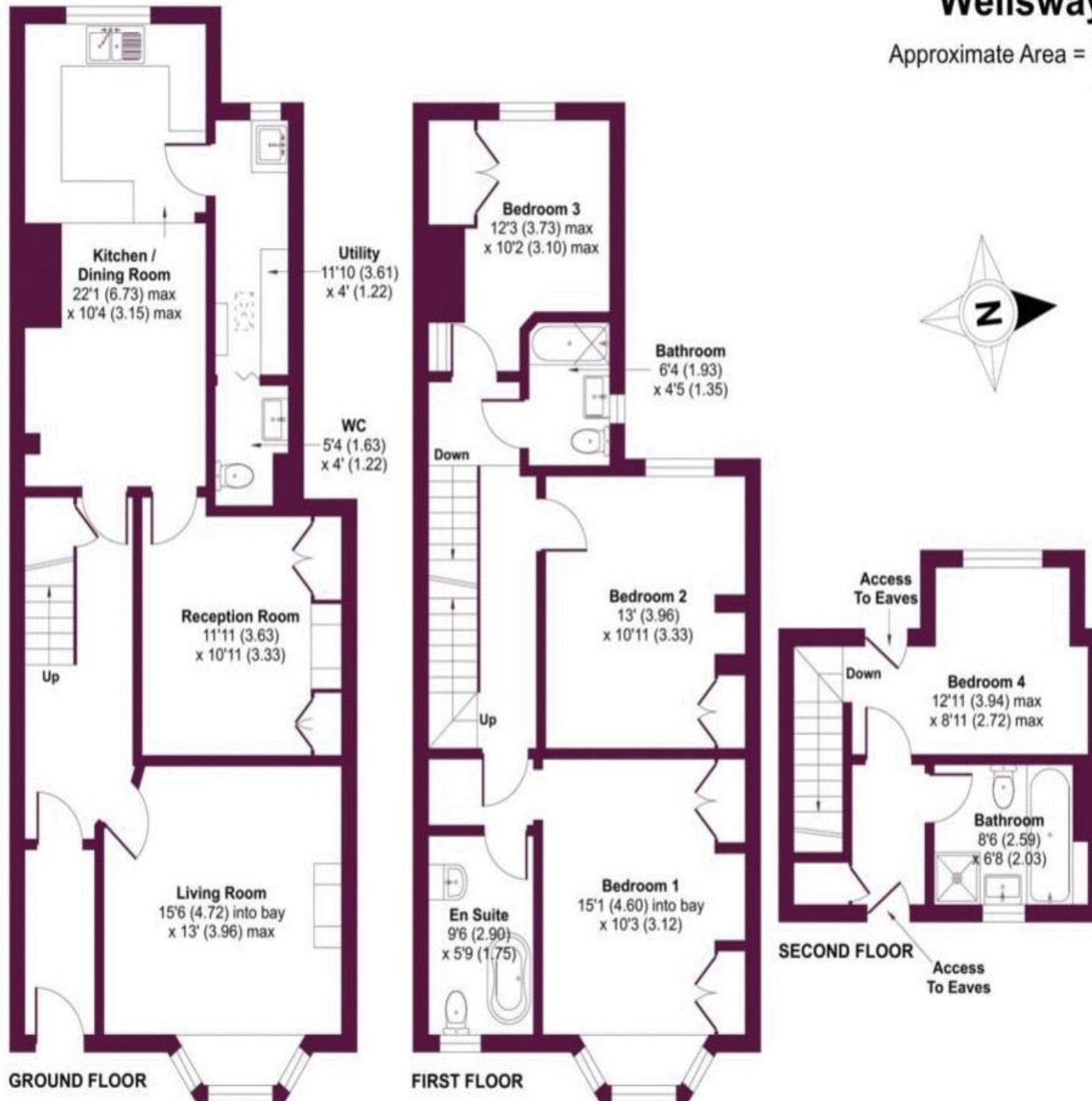




Wellsway, BATH, BA2

Approximate Area = 1661 sq ft / 154.3 sq m

For identification only - Not to scale



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.chasebuchanan.co.uk

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- 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.

Solicitor / Conveyancing Services

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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Miscellaneous items

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

For more information or to book a viewing please contact:

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