



Holloway, Bath



# 20 Holloway

## Bath, BA2 4PU

### The Situation

Holloway is situated between two sought after neighbourhoods of Widcombe and Bear Flat. Ideally positioned within a short downhill stroll to the City of Bath and Bath Spa Railway Station. Within a few minutes is Bear Flat which has an array of amenities including a Co-op store, delicatessen, café, pharmacy and the Bear Pub. There are several parks nearby with Alexandra Park the nearest, famed for skyline views of Bath.

Good local schools include Widcombe and Moorlands primaries and Beechen Cliff, Hayesfield and Ralph Allen secondaries.

### The Property

This 1970's terrace, situated within half a mile of Bath city centre, will suit those looking for a centrally located house with an allocated parking space.

This super house has accommodation arranged over two floors and benefits from double glazing and gas central heating.

The ground floor is configured into two living spaces, a sitting area to the front which is open plan onto the kitchen breakfast area to the rear and access to the garden.

On the first floor are two double bedrooms, a single bedroom and an internal bathroom.

Outside the rear garden has a patio area and has the potential to be landscaped into a lovely outdoor space.

Off road parking includes one allocated parking space which is located towards the end of this 1970s development.

### Entrance

Storage cupboard ideal for coats. Gas meter

### Lounge

Good sized room with a large double glazed window to the front. Staircase to to the first floor. Double glazed half obscured door to rear garden.





### **Kitchen**

Fitted with a range of wooden wall and base units with laminate work tops with tiled splash backs. Stainless steel inset sink with drainer. Gas cooker. Space for fridge freezer. Wall mounted gas boiler. Double glazed window over looking rear garden.

### **Bedroom 1**

Double bedroom with two windows to the front.

### **Bedroom 2**

Double glazed half obscured window to the rear

### **Bedroom 3**

Double glazed half obscured window to rear.

### **Bathroom**

Internal bathroom with tiled walls, panelled bath with shower over, pedestal hand basin and low level WC. Extractor fan. Heated towel rail.

### **Front Garden**

Steps leading down from the pavement. A selection of shrubs and lawned area.

### **Rear Garden**

Steps down from the rear to artificial grass lawn area. Selection of raised vegetable beds. Enclosed by fencing with rear access.

### **Parking**

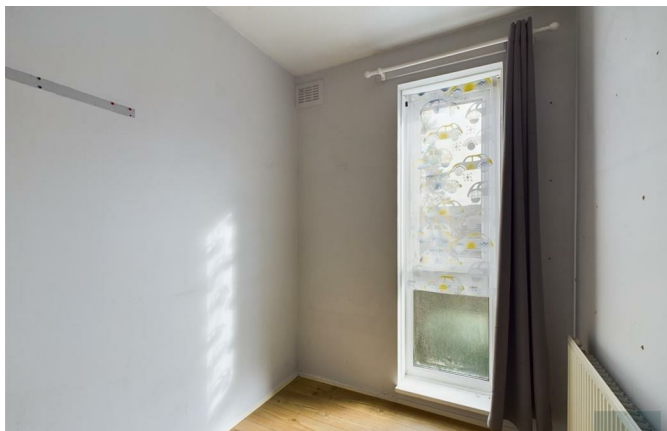
One allocated parking space marked 20 situated toward the end of the development.

### **Leasehold Information**

Term: remaining of a 999 year lease commencing 1971.

Ground rent £15 per annum.

Service charge: not applicable.



### Miscellaneous items

EPC: D  
Council Tax: C  
Utilities: All main services  
Authority: Bath & North East Somerset  
Tenure: Leasehold  
Lease: 946 years  
Ground Rent: £15PA  
Service Charge: N/A

### 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](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

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

### Independent Mortgage Advice

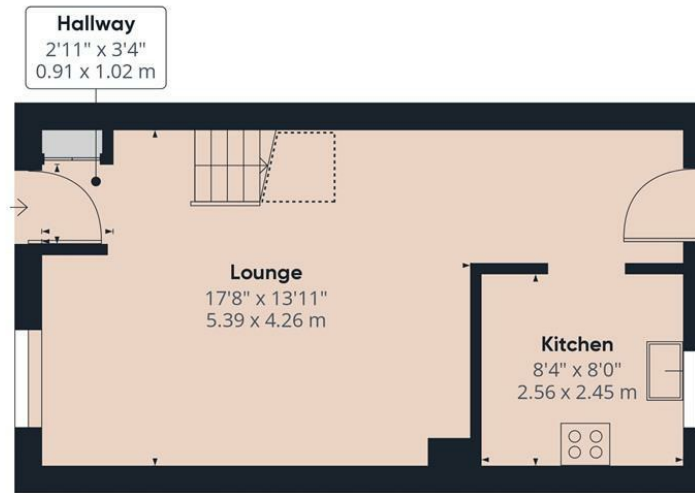
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

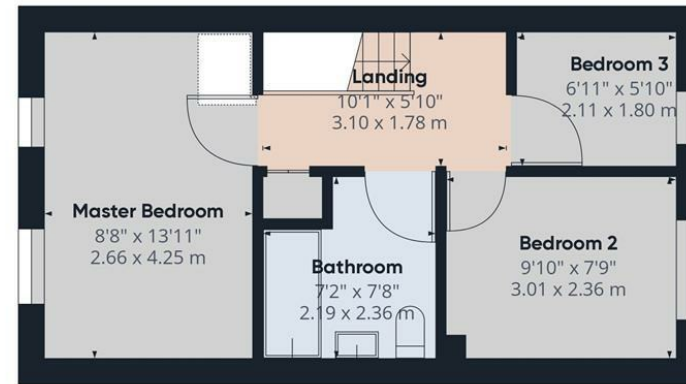
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### 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.



Floor 0



Floor 1



Approximate total area<sup>m</sup>

703.13 ft<sup>2</sup>

65.32 m<sup>2</sup>

Reduced headroom

16.28 ft<sup>2</sup>

1.51 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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