



Devonshire Buildings, Bath
£610,000





4 Devonshire Mews Devonshire Buildings

Bath, BA2 4SS

In a Quiet location, in the popular Bear Flat area with Schooling and Alexandra Park nearby, This well presented Mews style home benefits From Private Rear Garden, 3 Bedrooms, 2 en-suites and Garage.

- 3 Bedrooms
- South Facing Garden
- Located in Bear Flat
- Quiet Mews Location
- Living Room opening onto Garden
- Kitchen/ Dining room
- Integral Garage
- 2 En-Suites
- Family Bathroom



The Property

This is a low maintenance, ready to move into property. The entrance hallway leads to a double bedroom which benefit from an en-suite and French Doors opening onto to a private courtyard at the rear. A useful cloakroom and the door to the integral garage. also available on this floor. On the first floor the bright living room opens on to the rear south facing garden via UPVc double glazed French Doors. The Kitchen/Dining room is fitted with a range of base wall mounted units with a laminate worktop. The kitchen also benefits from fitted appliances and a dining area to the far end with shelving.

On the second floor of the property are the remaining two bedrooms and a family bathroom. The larger of the two bedrooms is to the rear, enjoying views over the garden and benefitting from an en-suite shower room. The second bedroom is to the front and has views over the courtyard.

To the rear of the property is the, private, south facing garden. Enclosed by fencing and stone walls. A decked terrace and gravel area are suitable for al fresco dining and a path leads up to a further secluded seating area. The garden is planted for easy maintenance with raised beds and a selection of mature tree and shrubs.

The Situation

The property is situated in the Bear Flat area of the city and is a much sought after residential area with its proximity to the city centre and avenues of fine period housing known locally as Poets Corner. This location provides good access to both the city centre and Bath Spa Station with links to London Paddington. Junction 18 of the M4 is approximately 25 minutes drive and Bristol Airport is approximately 45 minutes.

Nearby amenities include a variety of local shops including an Italian Deli, Coffee Shop, Local Pub and a highly recommended Bistro plus a Tesco Express and Co-Op supermarket. Alexandra Park boasts magnificent views across the Georgian splendour of Bath.

Entrance Hall

Glazed front entrance door, understairs cupboard, staircase to first floor

Down Stairs Cloakroom

LLWC, pedestal hand basin, extractor fan

Third Bedroom

UPVC double glazed window overlooking rear courtyard, UPVC French doors to rear courtyard, en-suite with shower, pedestal hand basin, extractor

First Floor Landing

Staircase to second floor

Living Room

UPVC double glazed window over looking rear garden, UPVC French Doors to rear garden and decking.

Kitchen/Dining Room

Fitted with a range of wooden wall and base units with laminate worktops. Integrated washing machine, dishwasher, fridge freezer, gas hob and electric oven, gas combi boiler, two double glazed windows to front. selection of shelving to dining area.

Second Floor Landing

Light well

Master Bedroom

To the rear of the property, double glazed window to rear over looking garden. loft hatch en-suite shower room with shower cubicle, LLWC, hand basin, heated chrome towel rail and extractor

Second Bedroom

To the front of the property, double glazed window to front, selection of wall mounted shelving and integral wardrobe.

Bathroom

Internal bathroom. Panelled bath with shower over. LLWC, pedestal hand basin. medicine cabinet. extractor fan

Rear Garden

Accessed from Living room area. Decked area, timber shed, steps up to gravel area suitable for al fresco dining. raised beds with a selection of mature shrubs and planting Enclosed by wooden fencing and stone walls

Garage

Electric garage door, power points, shelving. gas meter, electric fuse box







Floor 0



Floor 1

Approximate total area⁽¹⁾

1194.55 ft²

110.98 m²

Reduced headroom

15.9 ft²

1.48 m²

(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.

GIRAFFE360



Floor 2

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

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.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Chase Buchanan Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Miscellaneous items

EPC: TBC

Council Tax: D

Utilities: All main services

Authority: Bath & North East Somerset

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 01225 421000

E: bath@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 6 Wellsway, Bath, BA2 3AQ

Chase 
Buchanan