



Stirtingale Road, Bath  
£385,000





# 29 Stirtingale Road

## Bath, Bath And North East Somerset, BA2 2NF

A Newly Refurbished & Extended Terraced Home, With Spacious Open Plan Ground Floor, Bifold Doors, Kitchen With Appliances Finished To A High Standard. New Gas Heating, Double Glazing, Oak Staircase and Glass Balustrade, Contemporary Internal Door, Off Street Parking & Electric Car Charging Point.

- Newly Refurbished & Extended Terraced House
- Ground Floor Cloakroom
- Gas Heating & Double Glazing
- Open Plan Ground Floor With Bi-Fold Doors
- Three Bedrooms & Family Bathroom
- Parking & Electric Car Charging Point
- Contemporary Kitchen With Appliances
- Sun Terrace With Stunning City Views
- No Onward Chain



## **The Property**

A completely refurbished and extended three bedroom mid terraced family home offering spacious open plan living on the ground floor, complete with bifold doors opening on to a delightful sun terrace. The kitchen comprises contemporary wall and base units, quartz work tops and central island, integral appliances including oven and induction hob with extractor over, dishwasher, fridge/freezer, washer/dryer and complementary LTV flooring.

On the first floor there are three bedrooms (two double), the main bedroom enjoying splendid city vistas and a contemporary bathroom with a White suite comprising contrasting floor and wall tiles, bath with shower over, vanity wash hand basin and WC.

Additional benefits include newly installed gas heating, double glazing, oak staircase and glass balustrade, contemporary internal doors and chrome door furniture, off street parking and electric car charging point.

## **The Situation**

Stirtingale Road is a through road in an elevated position on the southern slopes of Bath in a popular residential area. Situated off of Englishcombe Lane on a regular bus service, the property is equal distance between Moorland Road and Bear Flat with a number of supermarkets, restaurants, bars and cafes on the doorstep. There are several GP surgeries within the area, a dental practice and the local health centre can be found at Junction Road.

Bath itself offers a wide variety of shopping outlets, restaurants and bars including the Theatre Royal, Holborne Museum and the popular Thermae Spa to name but a few. Nearby schools are Southdown Junior, St Gregorys, Moorlands Infants, Oldfield Park Junior, Hayesfield and Beechen Cliff. The city centre is approximately a 35 minute walk or a short bus journey.

The properties position on the southern slopes provides for some stunning city vistas, to the front.

## **Entrance Hall**

Double glazed door an side panel, built-in under stair cupboard, Oak stairs to first floor.

## **Cloakroom**

Vanity wash hand basin with cupboard under, Concealed cistern WC, chrome ladder style radiator, contrasting floor and wall tiles, extractor, spot lights.

## **Open Planing Sitting/Dining Kitchen**

A delightful open plan space with three Velux roof lights, bi-fold doors leading to outside, LTV flooring, ceiling spot lights.

## **Kitchen Area**

Double glazed window to the front, contemporary wall and base units, quartz work tops and central island, inset large bowl sink with mixer tap, integral appliances including oven and induction hob with extractor over, dishwasher, fridge/freezer, washer/dryer and complementary LTV flooring, ceiling spot lights

## **First Floor Landing**

Velux roof light, access to loft space, smoke alarm.

## **Bedroom One**

Double glazed window to rear enjoying splendid city vistas, radiator.

## **Bedroom Two**

Double glazed window to front, radiator.

## **Bedroom Three**

Double glazed window to front, radiator.

## **Bathroom**

Double glazed window with opaque glass, panelled bath with tiled surround and rainfall shower head over, wall mounted wash hand basin with drawers under, low level WC, chrome ladder style radiator, extractor fan, contrasting wall and floor tiles.

## **Outside**

To the front is a area of lawn approached a pedestrian path to the front of the terrace, a small flower border with shrubs and plants and a path leading to the front door. At the rear is a sun terrace with wrought iron railings and steps leading down to a further area of patio, ideal for alfresco dining with a gate leading to the off street parking and electric car charging point.







Floor 0

**Approximate total area<sup>(1)</sup>**  
873.42 ft<sup>2</sup>  
81.14 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

## 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)

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- \* 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

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## Miscellaneous items

EPC: TBC

Council Tax: C

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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