



Stirtingale Road, Bath
£365,000

Chase 
Buchanan



29a Stirtingale Road

Bath, Bath And North East Somerset, BA2 2NF

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

- A Brand New End Terraced House
- Ground Floor Cloakroom
- Gas Heating, Double Glazing & Solar Panels
- Open Plan Ground Floor
- Two Bedrooms & Bathroom
- Parking & Electric Car Charging Point
- Contemporary Kitchen With Appliances
- Private Sun Terrace With Views
- Built To PCC Standard



The Property

A newly built two bedroom end terraced home offering open plan living on the ground floor, complete with French doors opening on to a delightful sun terrace. The kitchen comprises contemporary wall and base units, quartz work tops, 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 two double bedrooms, both 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 solar panels, 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 Plan Sitting/Dining/Kitchen

A delightful open plan space with velux roof light, french doors leading to outside, feature radiator, LTV flooring, ceiling spot lights.

Kitchen Area

Double glazed window to the front, contemporary wall and base units, quartz work tops, 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

Double glazed window, access to loft space, built-in cupboard.

Bedroom One

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

Bedroom Two

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

Bathroom

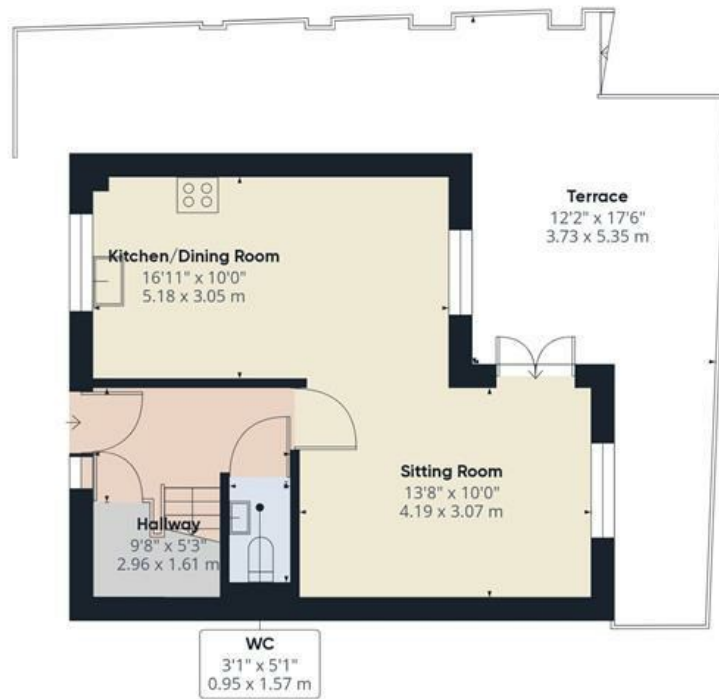
Double glazed window with opaque glass, panelled bath with tiled surround and rainfall shower head over, vanity wash hand basin with cupboards under, concealed cistern WC, chrome ladder style radiator, extractor fan, contrasting wall and floor tiles.

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 and steps leading down to a gate leading to the off street parking and electric car charging point.







Floor 0

Approximate total area⁽¹⁾
708.27 ft²
65.8 m²



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

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- * 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.

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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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