



Wellsway, Bath
£279,950



127a Wellsway

Bath, BA2 4RY

The Property

A well presented, one bedroom, period, detached mews house, with an open plan living room with a bay window to the front offering viewings towards the city and Poets Corner. The property is over two floors with the bedroom being on the first floor. Situated in the ever Popular Poets Corner, close to amenities in Bear Flat, with no onward chain and within walking distance Bath train station and the City Centre.

The Situation

Bear Flat 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

UPVC double glazed door, tiles floor, door leading into.....

Open Plan Livingroom/Kitchen

Large double glazed bay window to the front with views beyond, radiator, wood effect laminate flooring with open plan kitchen area. Fitted wall and base units with matching laminate worktops, wall mount Combination gas boiler, UPVC double glazed window to rear, partly tiled walls, induction hob with Beko Oven under, stainless steel cooker hood, built-in Whirlpool fridge and freezer. Door to

Hallway

Stair case to first floor, understairs storage and meters. door to rear access, radiator

Shower Room

UPVC obscured double glazed window, tiled walls and floor, low level WC, hand basin with cupboard under, heated towel rail, shower with glass shower screen. extractor fan.

Bedroom

With staircase from ground floor, UPVC double glazed window to front and rear, Velux windows to side, radiator, wooden beams.



Miscellaneous items

EPC:
Council Tax:
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

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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Independent Mortgage Advice

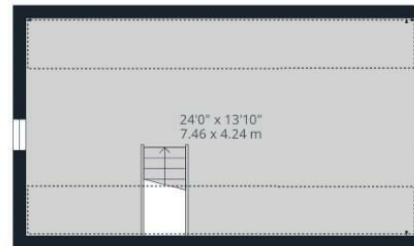
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Approximate total area⁽¹⁾

852.29 ft²

79.18 m²

Reduced headroom

82.02 ft²

7.62 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.

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