



Bruton Avenue, Bath
£475,000 Offers In Excess Of





3 Bruton Avenue

Bath, BA2 4QJ

A Light & Well Presented Period Terrace Home Located In The Heart Of Sought After Bear Flat, With Potential To Convert The Loft (STPP). Additional Benefits Include Excellent Access To Schools, Shops and Services As Well As An Easy Down Hill Stroll Into The City of Bath.

- Well Presented Period Home In Bear Flat
- Spacious Bathroom With Separate Shower
- Excellent Access To Cafés & Shops Of Bear Flat
- Modern Kitchen & Utility
- Two Double Bedrooms
- Bath Spa Train Station - 0.5 miles Walk
- Two Reception Rooms
- Enclosed City Garden
- No Onward Chain



The Property

The accommodation comprises of entrance vestibule and hallway leading to spacious and attractive reception rooms. The sitting room has wooden flooring and is fitted with a double-glazed bay window, whilst the dining room benefits from wood flooring and has dresser in both alcoves and under stair cupboard, exposed stone fireplace and plenty of space. The modern kitchen comprises a selection units with granite worktops and includes a gas hob, electric oven and space for free standing fridge/freezer. A useful lean to utility with plumbing for washing machine provides access to the garden.

The first floor has a long landing leads to Two double bedrooms and family bathroom. The spacious main bedroom has three double-glazed windows allowing plenty of natural light, whilst bedroom two is to the rear with views over the garden. Finally, the family bathroom is beautifully fitted with a roll-top, claw foot bath, additional shower cubicle, hand basin and WC, and a cupboard housing the gas boiler.

The front garden comprises low-stone walls with railings and steps and pathway to the front door and there is a mature flower bed.

To the rear the easy-keep garden begins with a patio which leads up to a shingled seating area bordered with shrubs. A rear gateway provides independent access to the upper part of Bruton Avenue.

There is a Residents Parking Scheme (Zone 18) on Bruton Avenue.

The Situation

Set within a quiet small cul-de-sac, Bruton Avenue is situated in the highly desirable area of Bear Flat and Poets Corner to the south east of the city centre.

The property is a short walk from local shops where a variety of amenities can be found. Under half a mile down the hill is Bath Spa Railway Station and the City Centre.

Local attractions include Alexandra Park, the National Trust site of Prior Park, Rainbow Wood and the Bath Skyline Walk, The University of Bath with its Olympic Sports Training Village is also close by.

Secondary schools include Beechen Cliff, Hayesfield and Ralph Allen, primary schooling is catered for by Widcombe and Moorlands.

Entrance Lobby

Wood front door, dado rail.

Entrance Hall

Wooden floor, stairs to first floor.

Sitting Room

Double glazed bay window, wooden floor, ceiling cornice.

Dining Room

Double glazed window, stone faced fireplace, dresser in each alcove, under stair cupboard.

Kitchen

Double glazed window to the rear, a range of wall and base units with granite work tops over, inset bowl with mixer tap, inset gas hob with cooker hood over, built-in electric oven, space for dishwasher, space for free standing fridge/freezer, tiled floor.

Utility

Plumbing for washing machine, door to outside.

First Floor Landing

Access to loft space, built-in cupboard.

Bedroom One

A spacious double bedroom occupying the full width of the property with three double glazed windows to the front.

Bedroom Two

A good sized double bedroom with double glazed window over looking the rear garden.

Bathroom

A spacious room with double glazed window, a roll-top, claw foot bath, walk-in shower cubicle with shower head over, wash hand basin, low level WC, tiled floor, built-in vanity cupboard, built-in cupboard.

Outside

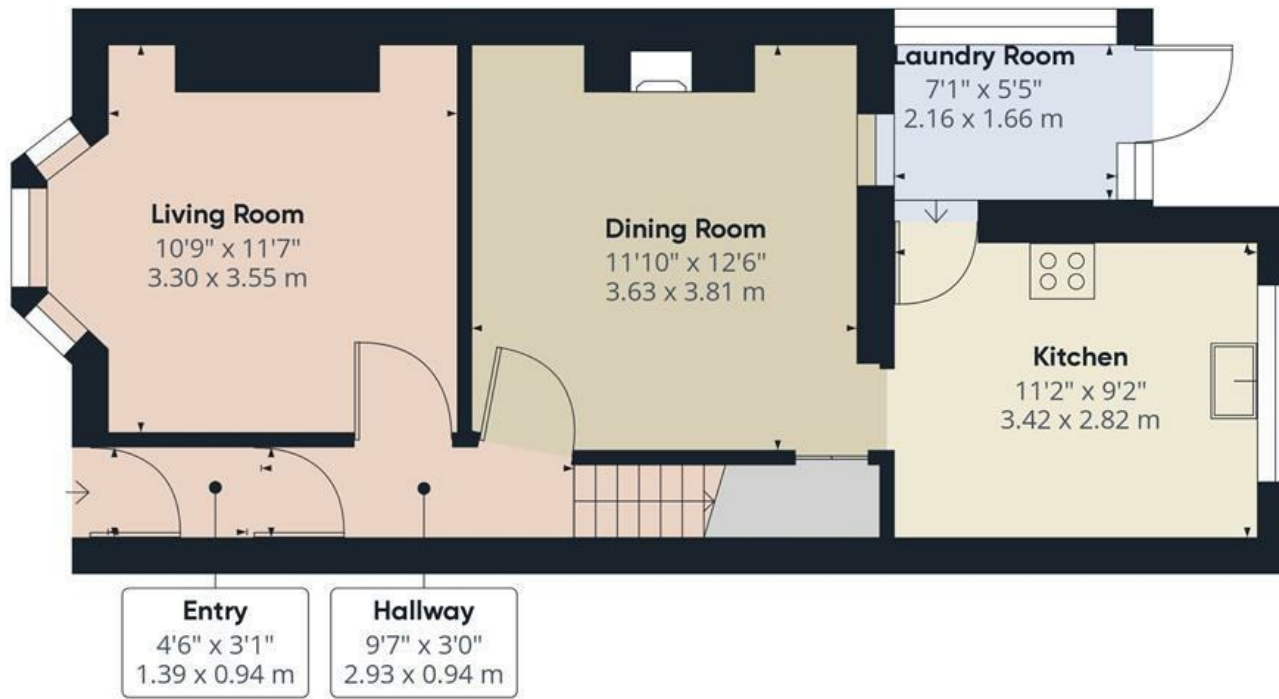
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Floor 0

Approximate total area⁽¹⁾
914.16 ft²
84.93 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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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.

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Miscellaneous items

EPC: D

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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