





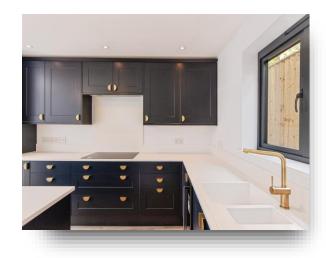
# welcome to

# **Dalestones, Lansdown Road, Bath**

This stunning executive residence, sits in a highly desirable location in Lansdown, having been recently completely reconditioned into this amazing home with three double bedrooms and two bathrooms, and spacious family orientated kitchen.



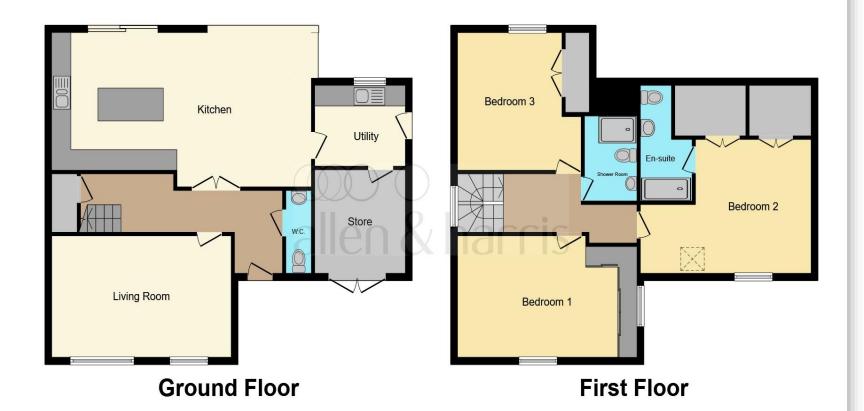












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

### Cloakroom

## **Sitting Room**

11' 5" x 18' 4" ( 3.48m x 5.59m )

#### Kitchen

27' 6" x 14' 4" Max ( 8.38m x 4.37m Max )

## **Utility Room**

7' 9" x 8' 11" ( 2.36m x 2.72m )

## Landing

#### **Master Bedroom**

13' 9" Max x 18' 9" Max ( 4.19m Max x 5.71m Max )

#### **Master En Suite**

#### **Bedroom Two**

11' 10" Slanted roof x 12' 8" Max ( 3.61m Slanted roof x 3.86m Max )

#### **Bedroom Three**

11' 5"  $\times$  17' 5" Slanted roof (  $3.48m \times 5.31m$  Slanted roof )

#### **Bathroom**

#### **Front Garden**

#### **Rear Garden**

# Garage/ Gym/ Store

10' 2" x 9' 1" ( 3.10m x 2.77m )

## welcome to

## **Dalestones, Lansdown Road, Bath**

- Three bedroom detached family home
- Stunning transformation to high-end home
- Popular Lansdown location
- Recently renovated and refurbished
- Ample off street parking

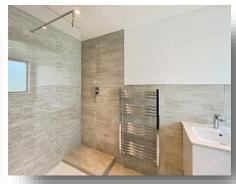
Tenure: Freehold EPC Rating: D

Council Tax Band: G

# £1,400,000









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/LAR105589



Property Ref: LAR105589 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

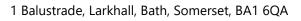






allen & harris

BathLarkhall@allenandharris.co.uk





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