

28 Pera Place, Bath BA1 5NX

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## 28 Pera Place, Bath BA1 5NX

A tastefully extended and renovated end of terrace Victorian house in a quiet location with a south-west facing garden and far-reaching views.

● Brand new refurbishment ● Quiet location ● Far-reaching views ● South-west facing garden

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### Description

Attention to detail best sums up this property as every aspect of the refurbishment, extension and garden landscaping has been carried out to a very high standard.

The property is an end of terrace Victorian house with accommodation arranged over two floors. The focus of the refurbishment was to preserve the period features whilst integrating a modern layout with a natural flow between rooms.

The sitting and dining room have original oak floorboards that have been sanded and sealed, both rooms have a period plaster cornice and lighting detail. There is woodburner set into the period fireplace and plantation window shutters in the bay window creating a warm and inviting space on cold winter evenings.

The kitchen is fully integrated with top-quality AEG appliances throughout including the gas hob, oven, dishwasher, fridge/freezer, and microwave oven. There are extensive units with Silestone quartz worktops and breakfast bar. Wide opening double doors lead out to the south and west-facing garden.

There is a useful cloakroom tucked away under the stairs with additional storage.







## Description (cont.)

On the first floor are two generous double bedrooms.

The main bedroom has generous built-in wardrobes either side of the chimney breast.

The bathroom is tiled with underfloor heating and an additional towel rail. The white suite is regency styled and timeless in a Victorian house with a deep claw-foot bath and separate shower. Hidden in a corner is a utility cupboard housing the washing machine, boiler and providing further storage.

Externally the garden has been professionally landscaped and planted with a wide variety of shrubs and flowers which will be a picture of scents and colours when they mature next year.

## Situation

Pera Place is located on the lower northern slopes of Lansdown between Camden Road and Clarence Street. This position is very quiet as there is very little movement of traffic as it is away from Camden Road and London Road.

The elevated position provides far-reaching views and uninterrupted sunshine throughout the day due to its south-west elevation. Local shops can be found above or below the property at Fairfield Road or Morrisons supermarket on London Road.

Access into the city centre is very straight forward with a pleasant walk through Hedgemoor Park in less than 10 minutes. Bath Spa station with direct links to London Paddington (75 minutes) is within easy walking distance. The M4 (junction 18) is 8 miles north.

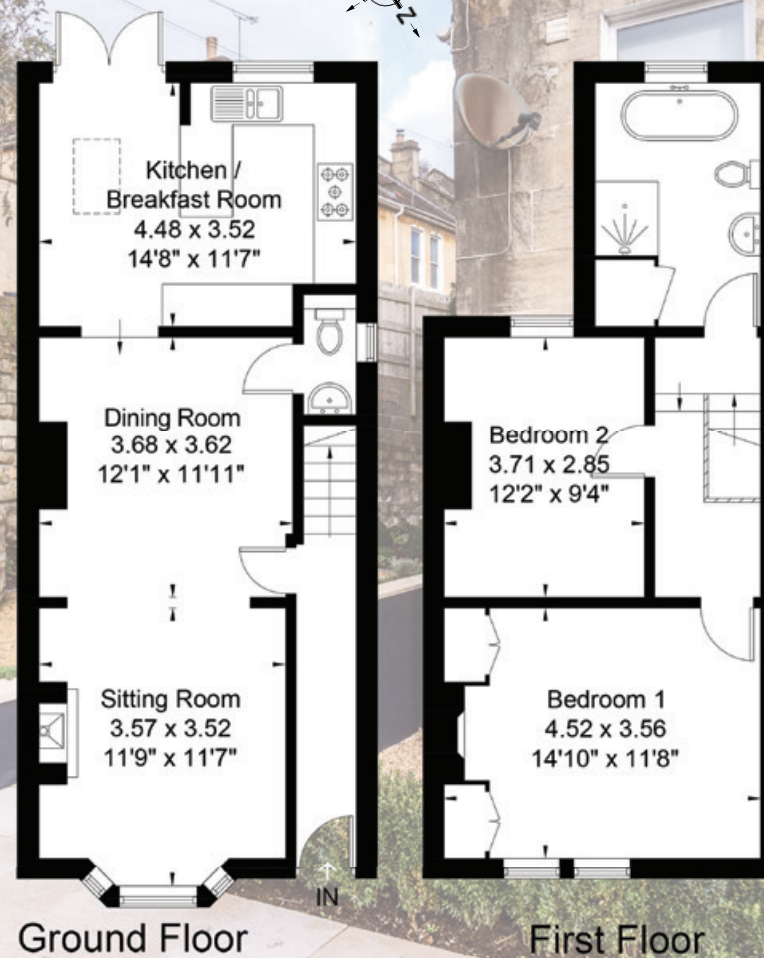
## General Information

Tenure:	Freehold
Services:	All mains services are connected
Council Tax:	Band C
Viewing:	By appointment only with sole agents Stonier Hobbs Residential





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Approximate Gross Internal Area = 92 sq m - 990 sq ft



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**01225 463322**

10 Fountain Buildings  
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: [post@stonier-hobbs.com](mailto:post@stonier-hobbs.com)

[www.stonier-hobbs.com](http://www.stonier-hobbs.com)

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