



STONIER
• HOBBS
RESIDENTIAL

17a Powlett Road, Bath BA2 6QH

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

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A rare opportunity to refurbish and extend (subject to the relevant consents) a charming mid-terrace Victorian house with a large west facing garden, potential off-street parking and a short level walk into the city centre.

- 2 Double bedrooms
- Exciting renovation project
- Potential to extend
- Space for home office



Description

This property has been in the same ownership for over 70 years, during which time it has been the family home to 3 generations and latterly a successful rental investment property. Houses in this area have been extended in several different ways including a single-story rear extension, full-width rear extension incorporating the side return, a two-storey rear extension, and loft conversion.

This is what we refer to as a blank canvass with lots of potential. Internally the property is presented in good order and has recently been tenanted. The current finish and decor is basic but functional and would be a comfortable home for someone whilst they explore planning options. There is a long, generous west facing rear garden, perfect for a home office or studio at the bottom of the garden. To the front is a spacious paved area that other residents have gained permission as off-street parking spaces.

Please note this property is being sold in its current configuration as is. Planning permission and other relevant consents have not been explored or applied for. The above description is for general information and an example of future potential.





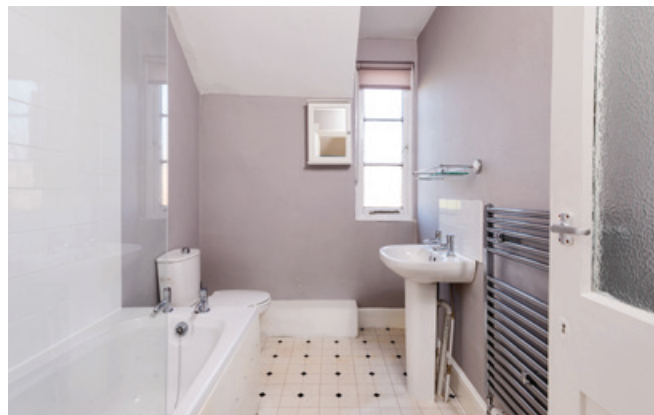
Situation

Powlett Road is located in Bathwick, conveniently close to some of Bath's highest performing schools including Bathwick St. Mary's and King Edwards.

Bathwick is a short distance to Bath Spa station (London Paddington 90 mins direct) and out onto the M4 (J.18). It is a short level walk into the centre of Bath with a wide variety of retail, business, leisure and sporting amenities along with numerous quality restaurants.

General Information

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



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Approximate Gross Internal Area = 69 sq m - 742 sq ft



Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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