



STONIER
• HOBBS
RESIDENTIAL

4 Vale View Place, Bay Tree Road, Bath BA1 6QX

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

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A generously proportioned 4 double bedroom, early Victorian house in a quiet location with off-street parking finished to a very high standard.

● Period property ● 4 Double bedrooms ● 2 Bathrooms ● Contemporary finish ● Off-street parking



Description

4 Vale View Place has been fully refurbished and extended with no expense spared.

The property is set back from the road along a private pathway which means there is very little traffic noise.

Thought to be built in the early Victorian period the property has an attractive facade with large sash windows and high ceilings.

The accommodation is arranged with a practical layout as there is a natural flow, from the dining room, through the kitchen into the sitting room. This room has under floor heating and is very light and airy, benefitting from full width bi-fold doors opening out onto the terrace.

The kitchen is very high quality and fully integrated with a top of the range Siemens 5 burner gas hob and matching double wall ovens. The soft close drawers have dual levels for pots and cutlery and there is an elegant granite work providing plentiful space for food preparation. The stainless steel sink has a Britta drinking water tap integrated into the mono-block mixer which is water softened.

The first floor features a generous master bedroom with floor to ceiling wardrobes. Some residents of Vale View Place have used this room as a formal drawing room if further reception space is required.





Description (cont.)

There is a generous 2nd double bedroom and a family bathroom on this floor. Proceed up to the 2nd floor, two further large double bedrooms can be found and a wet room. There are remote operated Velux windows for the upper floor rooms.

Externally there are gardens to the front and rear of the property. The front garden has a water feature and mature lavender bushes. The rear garden is well planted and terraced, providing a secure lawned garden. At the rear of the property is a wide off-street parking space and accessed via the rear mews.

Situation

4 Vale View Place is located in the Camden area on the popular northern slopes of Bath. Vale View Place is an attractive terrace approached from Bay Tree Road a short walk from the top performing local schools of St. Stephens, Royal High School and Kingswood.

The World Heritage City of Bath famous for its wide variety of cultural, educational, retail and sporting facilities has excellent transport links. Bath Spa Station provides a mainline rail link to London Paddington in 90 minutes and Bristol Temple Meads is 12-15 minutes. Lansdown is conveniently located with easy access to the A420 to Bristol and Chippenham, and the M4 (junction 18).

Directions

From the centre of Bath, proceed up Lansdown Road and turn right into Camden Crescent. Continue along Camden Crescent and Camden Road then drop down the hill as you approach a right hand bend turn left into Bay Tree Road and park. The terrace of Vale View Place is on the corner of Bay Tree road accessed via a path.

General Information

Tenure:	Freehold
Services:	All mains services are connected
Council Tax:	Band D
Local Authority:	Bath and North East Somerset Council Tel: 01225 477000
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



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Approximate Gross Internal Area = 136.3 sq m - 1467 sq ft



Stonier Hobbs and the client give notice that:

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01225 463322

10 Fountain Buildings
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: post@stonier-hobbs.com

www.stonier-hobbs.com

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