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21 Bellotts Road, Bath, BA2 3RT

- Detached Family Home • Four Bedrooms • Family Bathroom • Three Reception Rooms • Front & Rear Gardens • Driveway
- Parking for Several Cars • Double Garage & Workshop • EPC Rating - E

Price guide £695,000

Location

Bellotts Road can be found on the edge of the ever popular Oldfield Park, approximately a mile from the city centre. The property is well placed for Oldfield Park Railway Station which offers a convenient link to Bristol. Oldfield Park itself has a range of shops and amenities including a supermarket, cafe, bank and post office. Local schools include Oldfield Infant School, Oldfield Junior School and Hayesfield Girls School. The World Heritage City of Bath offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

Internal Description

A hallway greets you on entering the property with reception rooms either side and stairs leading up to the first floor. To the left is a well proportioned sitting room with a large square bay window to the front A feature fireplace holds the gas back boiler heating system. On the right is a further living room opening out onto the dining space at the rear. Sliding doors give access out onto the garden. The kitchen itself comes with plenty of storage with wooden wall and base units as well as plumbing for a dishwasher and space for a fridge freezer. There is an integrated electric hob and double ovens as well as an inset sink unit with mixer tap over looking the garden. A breakfast bar provides a useful space for socializing. The remainder of the appliances can be found in the useful. utility room just off the kitchen. It is a generous space with plenty of storage and plumbing for further white goods.. The downstairs cloakroom can also be found here with side access as well.

On the first floor there are four bedrooms, three of which are good sized doubles. All bedrooms benefit from built in wardrobes and large windows allowing natural light to flood in. Bedroom three, to the rear, comes with its own shower cubicle and sink unit. Bedroom four, whist being a single is still a well proportioned room and would make a perfect nursery or study. Completing the accommodation is the family bathroom. Consisting of a shower over bath, WC and sink with storage under. A glazed window looks over the rear.

External Description

A stone path leads to the front door with a small lawn on either side, bound by mature hedging, there is handy side access to the rear. Initially the garden is laid to patio with a lawn complete with mature shrubs, trees and flowerbeds. Steps lead you down to the double garage. Complete with strip lighting, power points and two up and over doors it provides a wealth of storage. The workshop at the end of the garden is a great bonus. Benefitting from its own heating system, cloakroom and kitchenette area. The space is currently being used as a home office but could have a myriad of different uses. Completing the plot is a substantial driveway with off street parking for several cars.

Agents Note

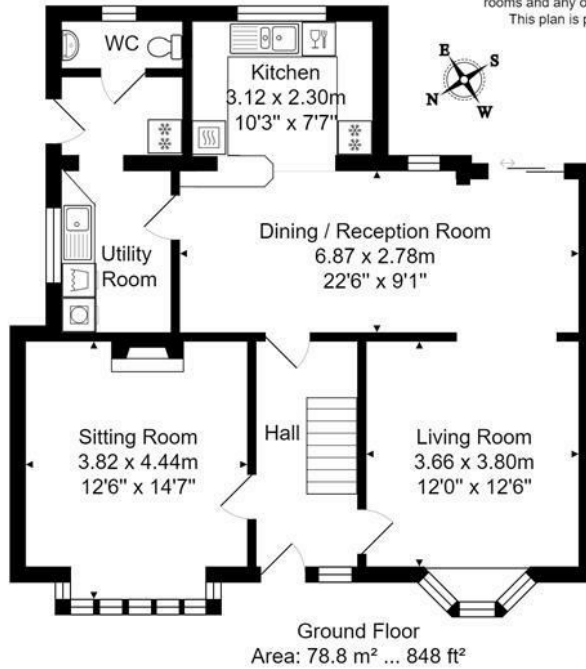
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

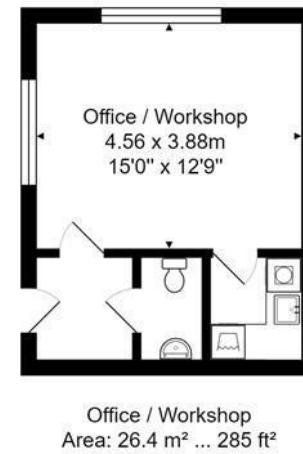
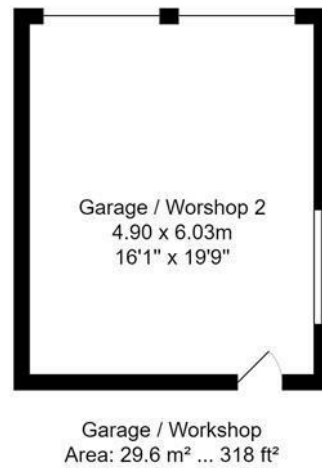
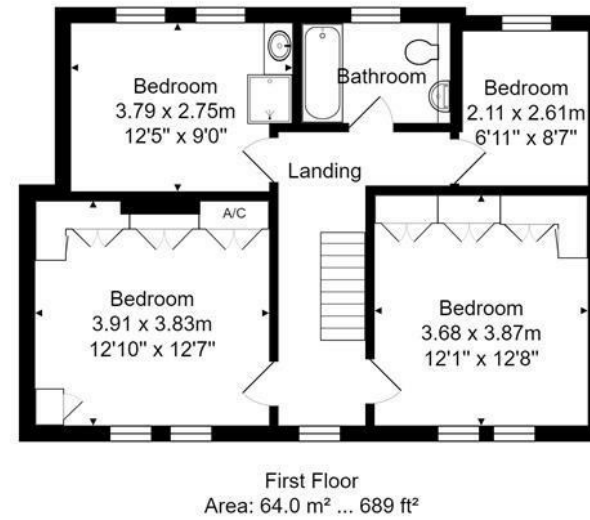
Tenure - Leasehold
Years remaining - 499 years from 1895
Annual Ground Rent - £9
Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
www.epcasassments.co.uk



Total Area: Including Outbuildings 198.8 m² ... 2139 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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