



BECKFORD
VIEW

27

WentWorth
Estate Agents



27 Bellotts Road, Bath, BA2 3RT

• Period End Terrace Family Home • 1355 Sq Ft Of Internal Accommodation • Two Reception Rooms • Kitchen Breakfast Room • Three Double Bedrooms • Bathroom & Shower Room • Driveway Parking & Single Garage • Front & Rear Gardens • EPC Rating - D

Price guide £550,000

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 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

On entering the property through the front door you are then greeted by an original stain glassed internal door, opening on to the entrance hallway with stairs ahead of you to the upper floors. To the left of the property is a light and airy sitting room with a bay window and stone fireplace. The second reception room, also situated to the left of the property is currently being used as a music room, with fireplace and original picture rails. The kitchen breakfast room situated at the back of the property has plenty of shaker style wall and base units,, a Zanussi gas hob, and double electric oven, one and half bowl ceramic sink unit with mixer tap. integrated appliances include a dishwasher and washing machine. There is a door to the side of this room accessing the pretty back garden. There is useful under stairs storage, along with a cupboard housing the immersion heater.

To the first floor are the principle and second bedrooms, the principle bedroom is of a very good size with a bay window and floor to ceiling mirrored fitted wardrobes, bedroom two also has a useful storage cupboard. The bathroom and shower room are housed at the back of the property, both have w.c's and wash hand basins. There is a modern double shower in the shower room and useful storage, which also houses the boiler. Bedroom three is also a good sized double and is situated in the loft with handy eaves storage and views across to Lansdown.

External Description

The low maintenance front garden is laid to concrete with established mature shrubbery. There is a long driveway to the left of the property suitable for several vehicles, leading to the garage and level pretty back garden.

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

Lease Years Remaining: Circa 370 years

Freeholder: Bellotts Hospital


Ground Rent: Approx. £1.25 per annum

Council Tax Band: C

Local Authority: Bath and North East Somerset

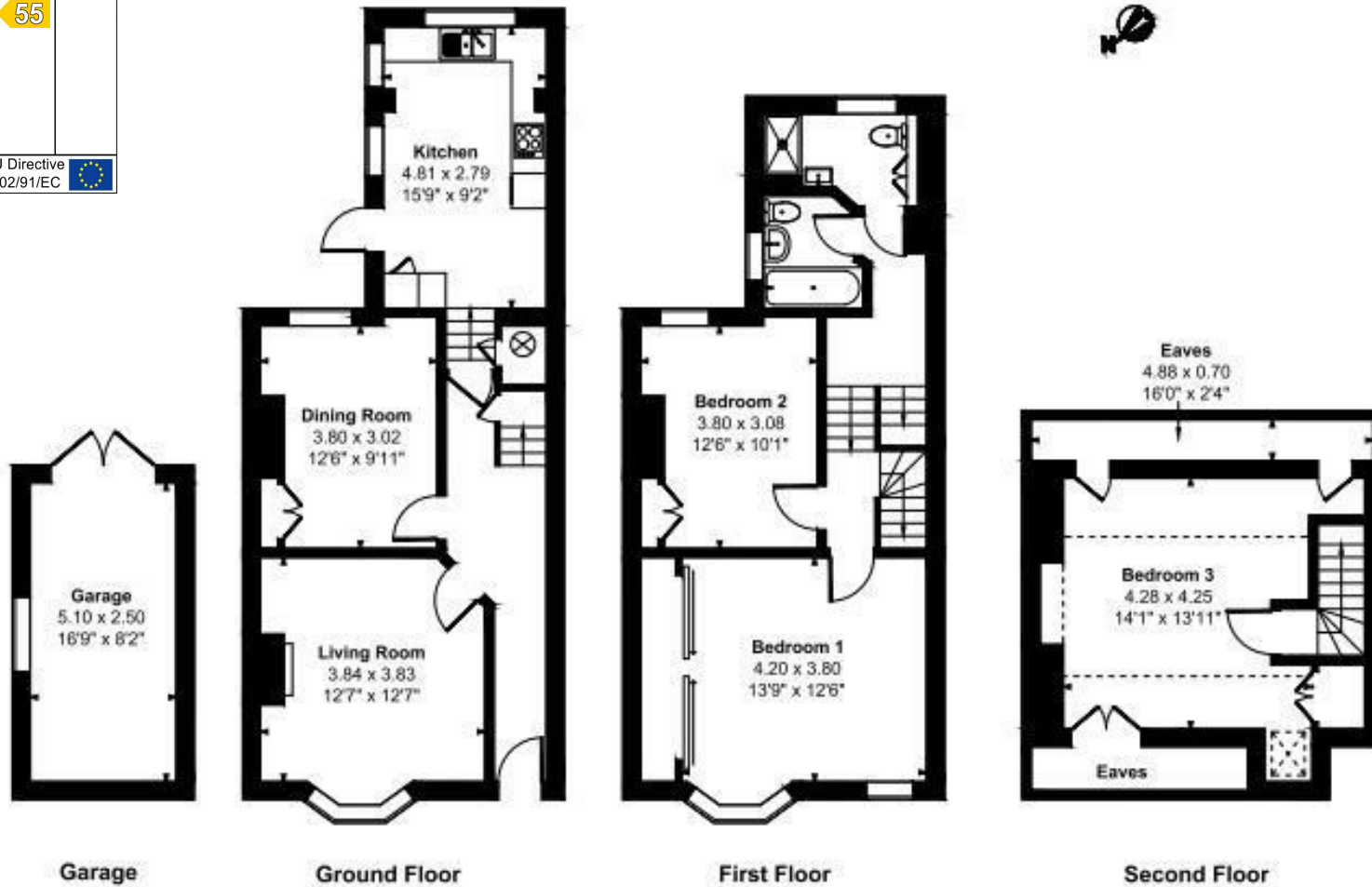
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence .

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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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Approximate Gross Internal Area
 Main House = 126 sq m (1355 sq ft)
 Garage = 13 sq m (137 sq ft)
 Total = 139 sq m (1492 sq ft)



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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.





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