



WentWorth  
Estate Agents





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## 22 Park Avenue, Bear Flat, Bath, Somerset, BA2 4QD

- Period Family Home • 1197 Sq Ft Of Accommodation • Bay Fronted Living Room • Open Plan Kitchen Dining Room • Cloakroom • Three Double Bedrooms • Home Office/ Occasional Fourth Bedroom • Enclosed Garden & City Views • No Onward Chain • EPC Rating - D

Offers in excess of £575,000

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### Location

Park Avenue can be found in an elevated position in the ever popular Bear Flat on the Southern slopes of Bath. This highly desirable location provides a host of wonderful independent and local shopping outlets, both in Bear Flat and Widcombe. Parks and green spaces are in abundance, as well as being within walking distance to Bath Spa train station (approx. 0.5 mile). The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx 90 mins). There are an excellent selection of local primary and secondary schools within the vicinity of Bear Flat making this a very attractive area of Bath to live in.

### Internal Description

Once inside there is a light welcoming entrance hall with an abundance of original features such as floorboards which continue through into the living room, arched mouldings and a wonderful stained glass porch door. A staircase leads up to the first floor accommodation. The living room is to the front of the property with a large bay window allowing the room to be filled with light. A handsome period fireplace really is the focal point of this room with built in storage in the alcoves. A lovely feature is the window seat which has been created under the bay, doubling up as further storage. The dining room sits in the middle of the property and benefits from another original fireplace. The floorboards from the hallway run through to the dining room with a window which eludes to the unbeatable views you can expect from the rear of the property. Down a couple of steps is the modern kitchen with two large picture windows, taking advantage of the incredible views over the city. The kitchen itself has both wall and base units providing an abundance of storage. Integrated appliances include a 'Zanussi' oven and induction hob alongside a dishwasher. There is also space for a fridge freezer and washing machine. A door leads out onto the garden. Completing the downstairs accommodation is a handy cloakroom with WC and basin and small under stairs storage.

Heading up the stairs to the first floor is where you will find three of the four bedrooms. The master, to the the front mirrors the bay window in the living room which makes for a light and airy feel. A restored fireplace brings character to a well proportioned room. Bedroom two lies in the middle of the property. Another good sized double with a further fireplace also benefits from the original built in wardrobe within the alcoves. A sash window takes advantage of the views. To the rear is the family bathroom and home office which could also be used as an occasional fourth bedroom if required. The bathroom consists of a modern shower over bath, WC, sink unit with storage and a chrome towel rail. There is also additional storage alongside the 'Worcester' boiler. A further staircase takes you up to bedroom three, in the converted loft. A well proportioned room with a large picture window showcasing the incredible view over Bath. You will not be compromising on storage either as there is an abundance of wardrobe space built into the eaves as well as a deep cupboard spanning the width of the staircase. A door leads into the extra loft/attic storage.

### External Description

The property is set on a no through road with on street permit parking along both sides. A gated, tiled path leads to a very neat front garden bound by a small stone wall with metal railings. To the rear, the garden has recently been landscaped. The garden is low maintenance and is bound by fencing with a level gravel area as well as a decked seating area to the rear with ample space for a lovely table and chairs to enjoy alfresco dining throughout the warmer months.

### 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.

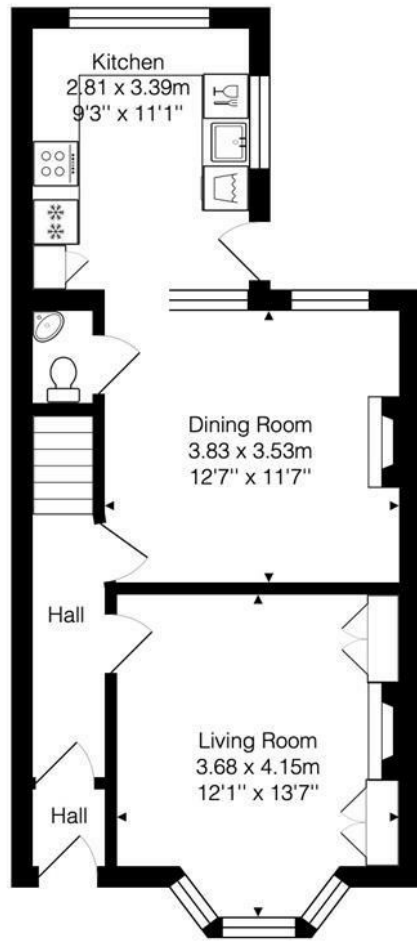
### Additional Information

Tenure - Leasehold  
Lease Length Remaining - Approx. 374 years  
Management Company - St Johns Foundation  
Annual Service Charge - N/A  
Annual Ground Rent - £2.50  
Council Tax Band - C

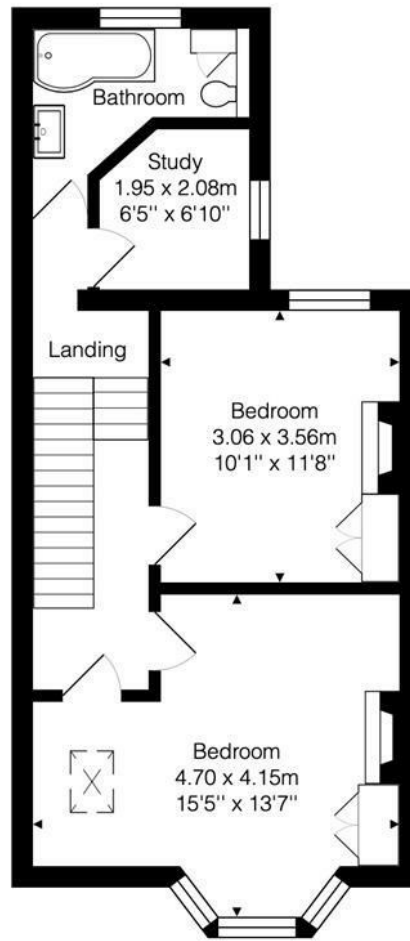
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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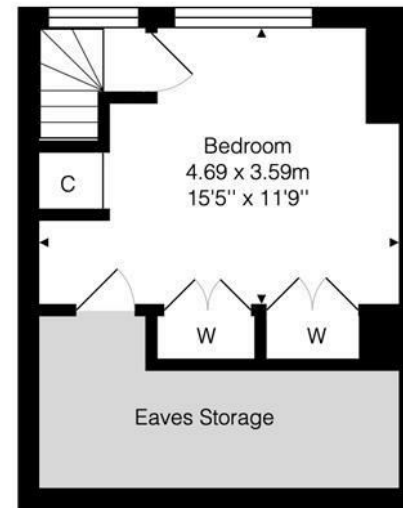




Ground Floor  
Area: 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>



First Floor  
Area: 46.0 m<sup>2</sup> ... 495 ft<sup>2</sup>



Second Floor  
Area: 19.1 m<sup>2</sup> ... 206 ft<sup>2</sup>

Total Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup> (excluding eaves storage)

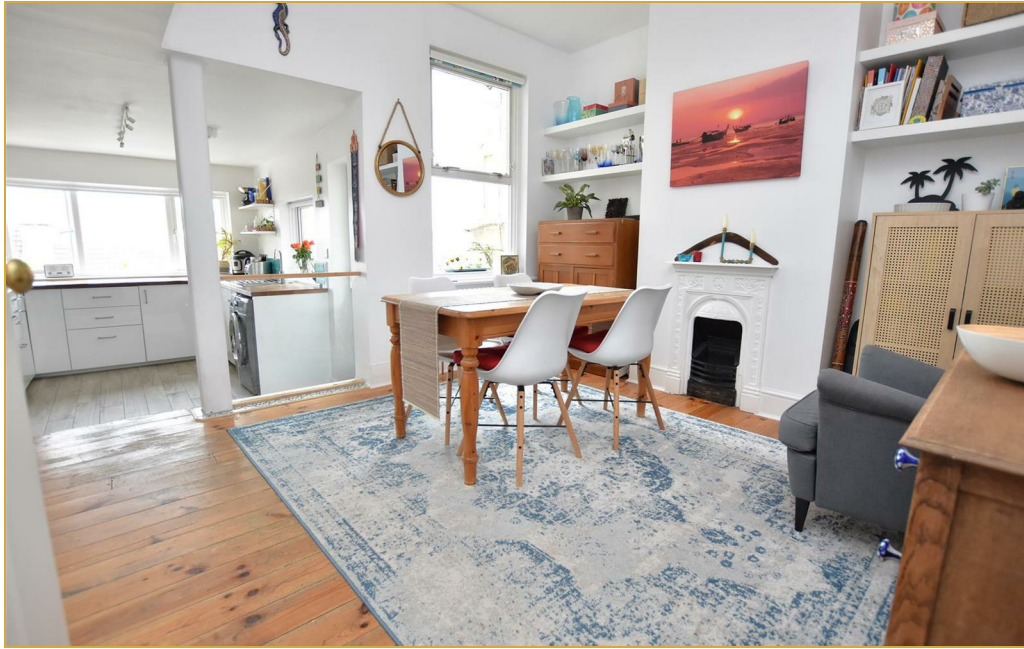
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

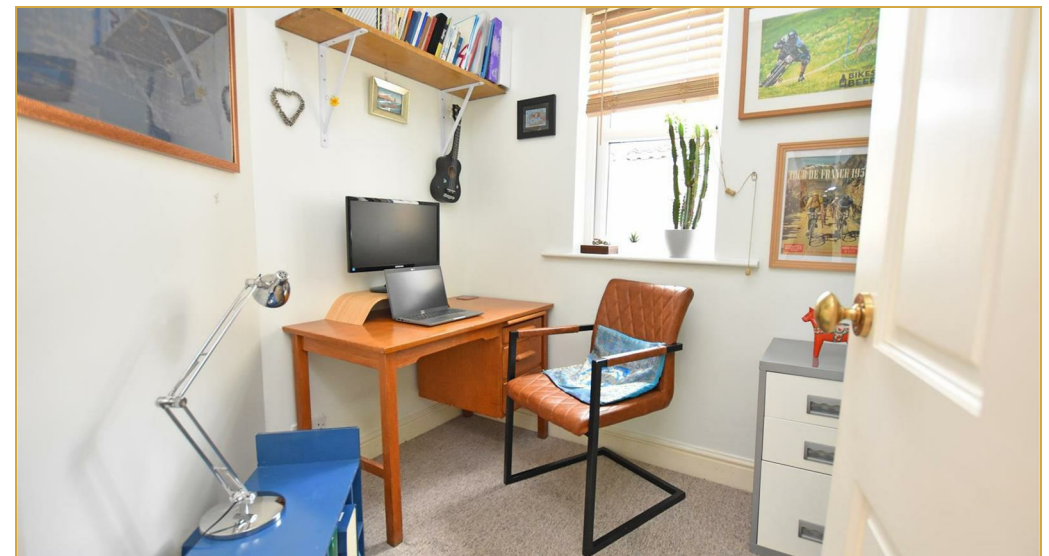
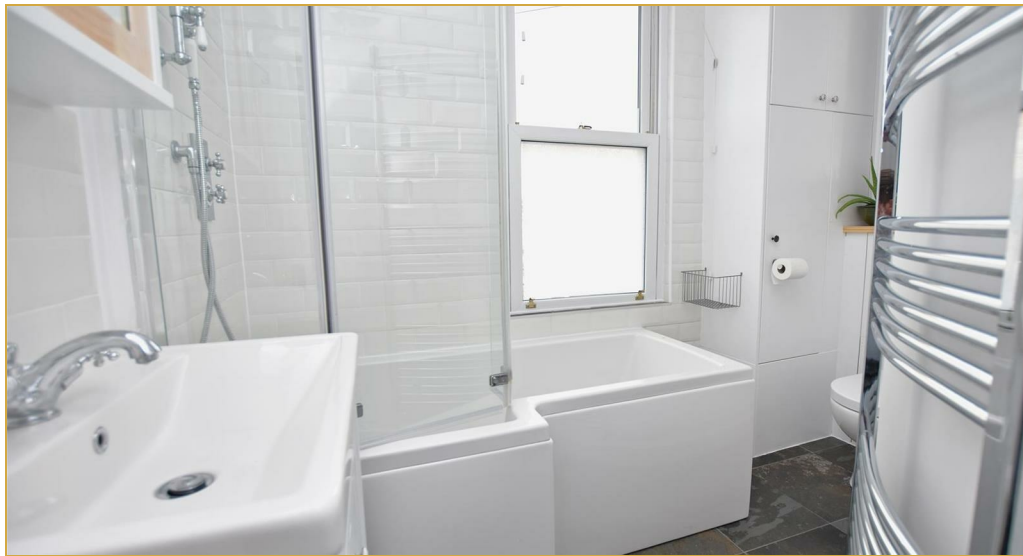
Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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