



WentWorth
Estate Agents

3 Evelyn Terrace, Bath, BA1 6EX

- In Need Of Modernisation ■ Three Bedrooms ■ Desirable Location ■ End Of Terrace ■ Elevated Views ■ Chain Free ■ Close To Local Amenities ■ Family Bathroom ■ EPC Rating - D

Price guide £350,000

Location

Evelyn Terrace is in the desirable location of Fairfield Park area of Bath, to the North of the City and benefits from access to local shops and amenities that include a café, chemist, health centre, hair and beauty salons as well as a pub. Morrison's supermarket is accessible on London Road. The ever-popular Larkhall is also nearby, which benefits from several additional amenities as well as its very own theatre. For those with families, the property is located near to several schools including the Royal High, Kingswood, St Stephen's Primary School and St Saviours Primary School and St Marks Secondary School.

Internal Description

The property, ready for someone to put their own stamp on is reached via steps leading to the front door into an entrance hall. There are stairs ahead of you to the first floor. To the left is the spacious dual aspect living area, spanning the depth of the property. To the right of the living room is a generous kitchen breakfast room, comprising of a wooden style kitchen, complete with plenty of wall and base units and ample space for a good-sized dining table and chairs. There is a double bowl sink unit along with space for a cooker and white goods. The combination Worcester boiler is housed in the breakfast room as well as a useful floor to ceiling cupboard. To the right of the kitchen is a door leading to the tiered back garden.

At the end of the living room is a small lean to/conservatory.

On the first floor you will find three bedrooms with the master bedroom situated at the back of the property. The double and single bedrooms are positioned at the front of the property, both with impressive, elevated views towards Larkhall.

The generous family bathroom, located at the back of the house, comprises of a shower cubicle, bath, WC and sink.

External Description

Steps lead up to the small manageable front garden, which has mature shrubs and a gated side access, leading to the easily maintained terraced 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

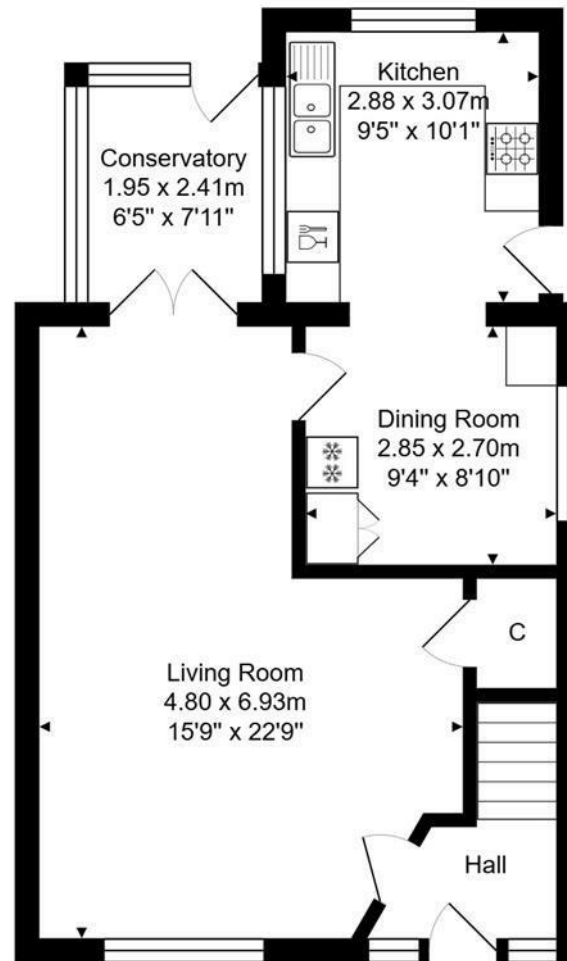
Council Tax Band - TBC

Tenure -TBC

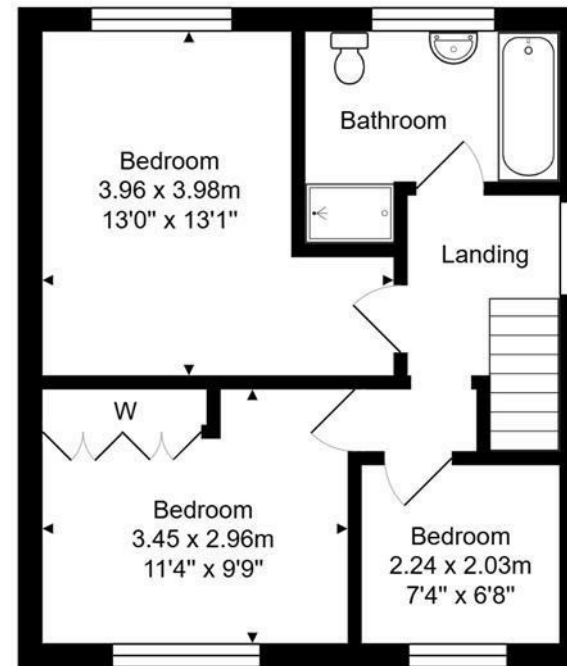
EPC Rating -D

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





Ground Floor
Area: 56.3 m² ... 606 ft²



First Floor
Area: 40.7 m² ... 438 ft²

Total Area: 97.0 m² ... 1044 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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