



£485,000

Energy Efficiency Rating: TBC

Triangle East, Bath. BA2 3HZ.

An excellent opportunity has arisen to purchase this substantial stone built three double bedroom period property situated in a highly sought after location and believed to date from the 1890s. The benefits include gas heating, double glazing and an abundance of historic character. An early inspection is highly recommended, call 01225 463006 to arrange your visit.



An excellent opportunity has arisen to purchase this substantial stone built three double bed roomed period property, set over 3 floors, situated in a highly sought after location and believed to date from the 1890s. The benefits include gas heating, double glazing and an abundance of historic character. The property briefly comprises a lounge, dining room, kitchen, three double bedrooms and a bathroom as well as areas of hall and landing. Externally there are very well proportioned gardens to front and rear. The property is particularly well located for the Oldfield Park train station. The shops and cafes of Moorland Road are nearby. Local restaurants include The Moorfields as well as the Café 84. There are various new gyms close by as well as the Linear Park cycle path. The property offers extremely good access to the city centre, the universities, Bristol beyond. An early inspection is highly recommended, call 01225 463006 to arrange your visit.

Entrance Hall

Entered via front door, part glazed wooden door to front aspect with window over. Built in cupboard containing fuse and electric meter, ornamental ceiling and plasterwork, with laminate flooring, radiator. Stairs rising to first floor level.

Lounge: 3.62m x 3.45m

UPVC double glazed bay window to front aspect and radiator. Period style plasterwork and fireplace. Laminate flooring.

Dining Room: 4.01m x 3.63m

Door to rear aspect, radiator, laminate flooring and understairs cupboard.

Kitchen: 4.39m x 3.08m

UPVC double glazed patio doors and window to rear aspect along with Velux window to rear aspect and ornamental radiator. Range of base and wall mounted units with 1 ½ bowl sink drainer unit with mixer tap, integrated cooker hood, dishwasher and plumbing for washing machine and floor tiles. Pleasant views to rear aspect.

First Floor Landing

Period style banister, doors to all rooms.

First Floor Lobby

UPVC double glazed window to front aspect, radiator and view towards northern slopes.

Bedroom: 3.97m x 2.75m

UPVC double glazed window to rear aspect. Built in cupboard housing Worcester gas boiler. Radiator.

Bedroom: 3.64m x 2.81m

UPVC double glazed window to front aspect with view towards northern slopes. Radiator.

Bedroom: 4.38m x 3.33m

Two Velux windows to rear aspect with views towards Bloomfield Crescent. Ornamental banister and two under eaves storage cupboards.

Bathroom 3.07m x 2.49m

UPVC double glazed window to rear aspect. pedestal washbasin and shower cubicle with subway style tiles. Roll top bath with

shower feature. Heated towel rail and extractor fan.

Front Garden

Low maintenance garden laid mainly to patio with ornamental garden gate and railing. Gas meter. Spectacular Lansdown Crescent view.

Rear Garden

Laid mainly to lawn with patio areas. Landscaping with flower beds and shrubs. Gate for rear pedestrian access and lovely views towards Lansdown Crescent.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

£485,000

26 Triangle East,
Bath,
BA2 3HZ.

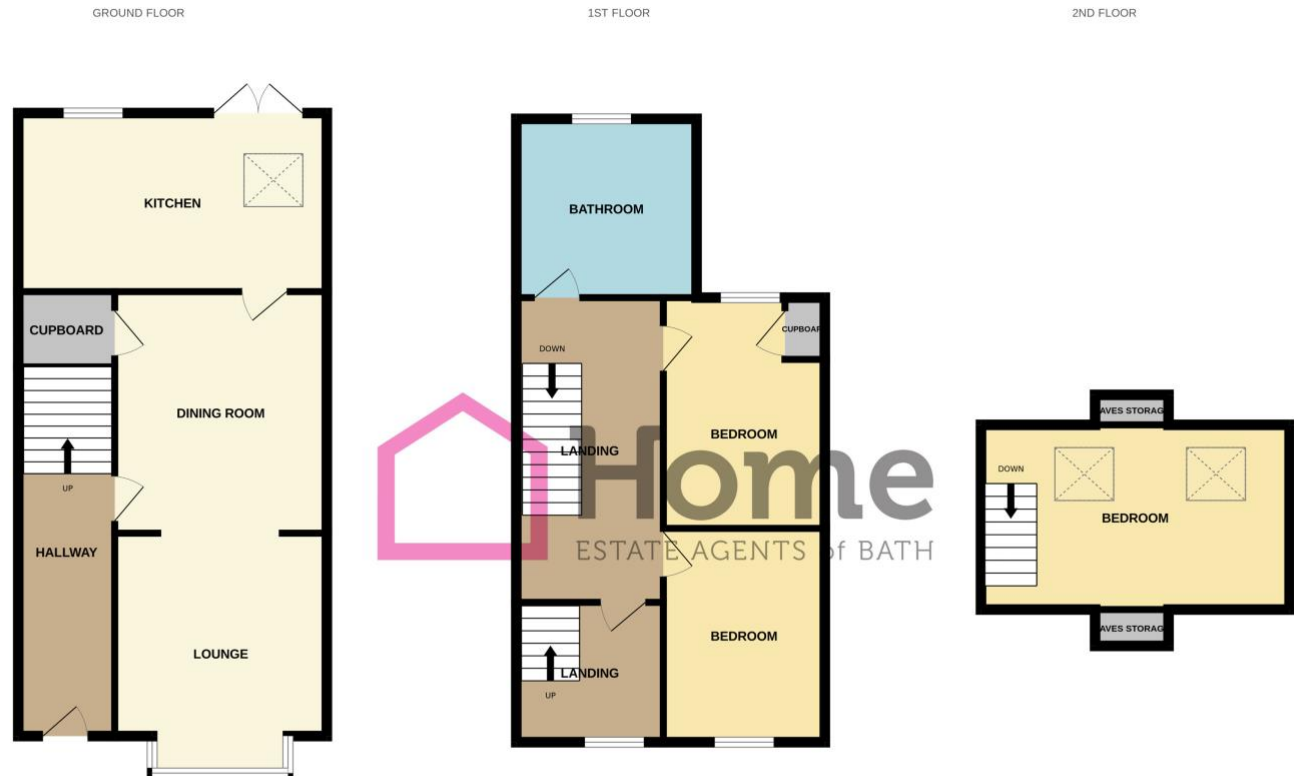
Call now, visit us in
branch or go online to
book your viewing.

01225 463006

sales@ahae.co.uk

@athomebath

@Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801