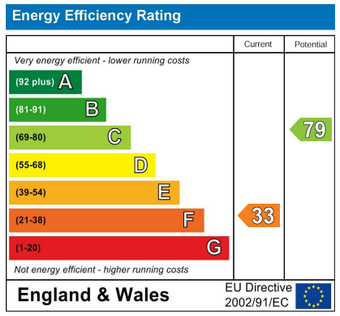




Total Area: 105.1 m² ... 1131 ft²

All measurements are approximate and for display purposes only.

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

35 Malvern Buildings, Fairfield Park, Bath, BA1 6JX



Price Guide £350,000

CASH BUYERS ONLY. A Victorian end of terraced house with gardens to front, side and rear set in a lovely cul de sac location on the cusp of open countryside.

■ CASH BUYERS ONLY Renovation & upgrading required with huge potential ■ Sought after Fairfield Park location with views over Charlcombe Valley at the rear ■ Entrance hall ■ 3 Reception rooms ■ Kitchen ■ Downstairs cloak/wc ■ 3 Bedrooms and upstairs bathroom ■ Gardens to front, side and rear ■ Detached garage ■ No upward sales chain

naea | propertymark PROTECTED

RICS

www.daviesandway.com

35 Malvern Buildings, Fairfield Park, Bath, BA1 6JX

CASH BUYERS ONLY. This attractive bay fronted Victorian end of terrace house is set in a pleasant cul de sac location on the northern side of the City of Bath close to countryside with views to the rear across the Charlcombe valley.

The house is available without a sales chain and offers enormous scope for renovation and updating to create a superb family home. It affords 3 reception rooms, kitchen and cloakroom/WC downstairs with 3 bedrooms and a bathroom on the first floor. Further scope for a loft conversion, subject to the requisite consents. Outside are gardens to the front, side and rear and the great advantage of the garage.

The property is in Fairfield Park above Camden Road on the Eastern side of the city, close to Larkhall. This very popular spot is a great community and has convenience stores, health centre, public houses, pharmacy, primary school etc and is approximately 2 miles from Bath City Centre which offers a renowned range of amenities and a mainline railway station with good local bus links. Junction 18 of the M4 is accessible at Tormarton via the A46.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL
entrance door to

LOBBY
Inner door to

Entrance Hall
Staircase rising to first floor with understairs cupboard. Gas convector heater.

SITTING ROOM 4.07m into bay x 3.95m (13'4" into bay x 12'11")
Sash bay window to front aspect, gas fire and fire surround. Corniced ceiling,

DINING ROOM 3.49m x 3.37m (11'5" x 11'0")
Gas fire and fire surround.

FAMILY ROOM 3.06m x 2.50m (10'0" x 8'2")
Window to side aspect, gas convector heater.

KITCHEN 4.05m x 2.32m (13'3" x 7'7")
Fitted wall and floor units with work surfaces over, stainless steel double drainer sink unit. Double glazed window and door to rear garden. Polycarbonate roof.

CLOAKROOM/WC
Double glazed window to rear aspect. Low level wc.

FIRST FLOOR

LANDING
Double glazed window to side aspect. Access to roof space.

BEDROOM ONE 5.07m x 3.50m (16'7" x 11'5")
Extending the full width of the property to the front with two sash windows. Boarded fireplace. Shelved cupboard (included in measurements). Gas convector heater.

BEDROOM TWO 3.48m x 3.47m (11'5" x 11'4")
Sash window to rear aspect with pleasant views over the Charlcombe valley. Boarded fireplace. Built in shelved cupboard (included in measurements).

BEDROOM THREE 2.39m x 1.67m (7'10" x 5'5")
Window to side aspect.

BATHROOM
Sash window to rear aspect. Suite of bath, wc and wash basin. Extensively tiled walls. Gas multipoint for hot water. Gas convector heater.

OUTSIDE

FRONT GARDEN
Walled boundary to Malvern Buildings with metal railings and a pedestrian gate. Garden is laid to cultivated beds and a pathway. Gated side access to

SIDE GARDEN 10m x 3.2m (32'9" x 10'5")
Pathway and raised cultivated beds.

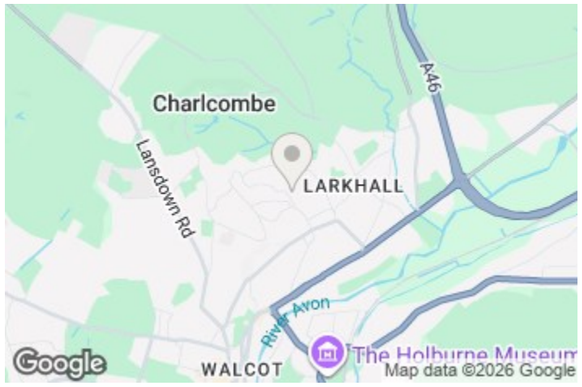
REAR GARDEN 10m x 6m (32'9" x 19'8")
Comprising paved patio and lawn with raised flower and shrub borders. Integral workshop/store.

GARAGE 5.90m x 2.77m (19'4" x 9'1")
Situated opposite the property. Up and over entrance door. Window to rear. Asbestos sheet roof. Additional small area of land to the rear.

TENURE
The title is understood to be Leasehold for a term of 1000 years from 24th June 1883, i.e approximately 858 years unexpired. The title is unregistered.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
All mains services are believed to be available and connected.
Local authority is Bath and North East Somerset.
Ultrafast broadband available (10000 Mbps), source: Ofcom.
Mobile service available:
EE: Good outdoor, variable in-home.
O2: Good outdoor and in-home.
Three: Good outdoor.
Vodafone: Good outdoor and in-home. Source: Ofcom.



















www.daviesandway.com