



36 Devonshire Buildings, Bath. BA2 4SU

Asking Price: £975,000



4 Bedrooms



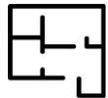
Bathroom, 2 ensuite
shower rooms and
downstairs cloakroom



Low maintenance
gardens



Residents' Parking Zone



2321 Sq. ft. / 215 Sq. m.



The Property

- Smart and spacious Edwardian family home
- Beautiful, extended kitchen/dining room with utility, cloakroom and storeroom
- 3 additional reception rooms
- Level rear gardens
- Edwardian features combined with modern style
- Downhill stroll to the City of Bath (approx. 1 mile)

The Location

- Extremely desirable Poets' Corner location as featured in the Times 2020 Best Places to Live in the UK.
- Local shops nearby on the Bear Flat including deli, cafes, Co-op and Tesco
- Just a stroll to leafy Alexandra Park
- Beechen Cliff School – 0.5-mile walk
- Hayesfield (U. Oldfield Pk) - 0.7-mile walk
- Paragon Prep School – 1 mile walk





The Property: This spacious, 4 storey family home is beautifully presented with plentiful Edwardian features and a wonderful, extended kitchen/dining room at basement level.

Ground floor: We begin with the entrance vestibule and hallway which opens to 3 reception rooms. The sitting room is spacious with a splayed bay window with double glazed sash windows, whilst a useful study/music room is alongside, and the very spacious rear lounge is ideal for relaxation or as potential gym/office space.

Basement Level: At lower ground floor level, the basement has been fully converted to present a stunning, open-plan kitchen/dining room. This room has been extended sideways to give exceptional space for cooking and dining and also can accommodate a sofa. It comprises a bespoke Shaker and May kitchen and includes a wonderful 110cm, 6-burner Rangemaster range cooker, double Belfast sinks and Travertine flooring, under Velux windows and with bi-fold doors to the garden.

Finally, there is the benefit of a laundry room with plumbing for washing machine and tumble drier, cloakroom and also generous and invaluable cellar storage for all the extra bits and pieces.

First floor: Here, the long landing opens to 3 bedrooms, bathroom and ensuite. Bedroom 1 is an impressive double room with built-in storage, double glazed bay window and a most useful ensuite with shower, basin and WC. Bedroom 2 is a large rear double room whilst bedroom 4 is a cozy single to the centre. The bathroom comprises a bath (with shower over) WC, handbasin and travertine wall and floor tiles.





Second Floor: Here, the loft has been converted to provide a valuable extra bedroom ideal for children or guests.

There are 3 Velux windows providing lots of natural light and plentiful eaves storage. There is also the bonus of a refitted ensuite shower room, with shower cubicle, basin and WC.

Outside: The front garden is mainly shingled with terracotta pathway, low stone walls and railings. There is a selection of mature bushes and a tree. To the rear, the garden is very easy to maintain providing a level space which flows directly from the kitchen. It comprises, limestone tiling and artificial grass and from here, a rear gate accesses the pedestrian back lane.

Location: Devonshire Buildings takes pride of place in sought-after Poet's Corner. The 20 or so thriving shops, cafes and restaurants are on your doorstep with a very handy Tesco Metro minutes away. There is a lovely, wooded walk to the City of Bath and train station and also an excellent bus service. Nearby schools include Moorlands, St Johns and Widcombe Primaries and Beechen Cliff and Hayesfield Secondaries. There are many wonderful walks South as far as Widcombe, Combe down and beyond and easy access to the Two Tunnels Cycle Path. Overall, this is a wonderful location in which to live.



Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



Approx. Gross Internal Floor Area 2321 sq. ft / 215.69 sq. m (Including Storage Area In Basement)

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale

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