



## 7 Devonshire Villas

Bear Flat, Bath, BA2 4SX

£1,400 PCM





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## Description

Super first floor 2 bedroom unfurnished maisonette presented to a very high standard throughout. The fabulous fitted kitchen has washing machine, dishwasher, fridge and freezer plus gas cooker with cooker hood over.

The maisonette is within a beautiful period house and retains ornate coving and feature fireplaces whilst benefiting from more modern luxuries such as double glazing and gas central heating.

The location at the top end of Bear Flat is ideal for those wishing to walk to the railway station or City Centre. There are also frequent buses to the City Centre. Bear Flat has an array of local shops including a supermarket, deli, fruit and veg shop.

Suitable for professionals only, sorry no pets or young children. Available from 20th December 2009.

## First Floor

### Sitting Room

14'5" x 11'1" (4.39 x 3.38 (4.4 x 3.4))

Double glazed windows to front aspect. Radiator. TV point. Telephone point. Ornate coving. Smoke detector. Carpet. Ornate open fireplace (feature only).

### Bedroom 2

11'10" x 10'8" (11'11" x 10'9") (3.61 x 3.25 (3.62 x 3.27))

Double glazed window to rear aspect. Radiator. Telephone point. Carpet. Ornate open fireplace (feature only).

## Kitchen

11'0" x 6'6" (3.35 x 1.98 (3.37 x 1.99))

Modern fitted kitchen with wall and base units. 1 ½ bowl stainless steel sink/drainers set into granite surfaces. Integrated dishwasher, fridge and freezer. Washing machine. Gas cooker with cooker hood over. Radiator. Vinyl flooring.

## Family Bathroom

10'0" x 9'0" (3.05 x 2.74)

Double glazed window to rear aspect. White suite comprising bath with mixer taps and shower attachment, wash hand basin and low level w.c. Shaver light. Halstead CH combi boiler. Vinyl tiled flooring. Tiling to wet areas.

## Stairs to Second Floor

### Master Bedroom

13'5" x 12'11" (13'6" x 13'0") (4.09 x 3.94 (4.11 x 3.95))

Some height restrictions apply under eaves.

This is a truly spacious double bedroom with ample space for furniture. Wood laminate flooring. Velux windows allowing plenty of light.

### Communal Entrance Hall

Door to Front. Carpet Flooring. Stairs to first floor.

### First Floor Landing

Carpet Flooring. Pendant Light Fitting. Doors to Apartments.

### Lounge/Diner

Double Glazed Window to Front. Period Fireplace with Tiled and Cast Iron Surround. Radiator. Carpet Floor. Pendant Light Fitting.

### Kitchen

Double Glazed Window to Front. Fitted Kitchen with Wall and Base Units. Stainless Steel Sink and Drainer. Black Marble Look Work Surfaces. Tiling around Work Surfaces. Integrated Electric Oven and Gas Hob. Cooker Hood.

Integrated Dishwasher. Integrated Fridge. Integrated Freezer. Plumbing for Washing Machine. Vinyl Flooring. Pendant Light Fitting. Cornice. Radiator.

### Family Bathroom

Double Glazed Window to Rear with Privacy Glazing to Bottom Half of Window. White Suite comprising: Bath with mixer Shower Over. Pedestal Wash Hand Basin. Low Level WC. Tiling to Wet Areas. Radiator. Vinyl Flooring. Pendant Light Fitting. Large Cupboard housing Combi Boiler.

### Bedroom 2

Double Glazed Window to Rear. Radiator. Period Fire Place. Decorative Cornice. Carpet Flooring. Pendant Light Fitting.

### Stairs to Upper Floor

Carpet Flooring. Door to 2nd Bedroom. Pendant Light Fitting.

### Bedroom 1

Double Bedroom with 3 x Velux Windows. Built in Cupboard. Laminate Flooring. Radiator.

### Internal Landing

Doors to Family Bathroom, Living/Dining Room, Bedroom 2, Kitchen. Stairs to Bedroom 1.



Road Map



Hybrid Map



Terrain Map



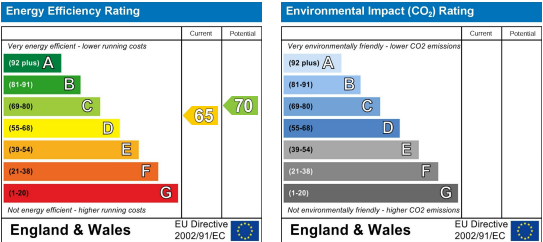
Floor Plan



Viewing

Please contact our Aquarius Homes Office on 01225 840007 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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