



WentWorth
Estate Agents



3 Shakespeare Avenue, Bath, BA2 4RF

■ Period Family Home ■ Three Double Bedrooms ■ Living Room ■ Dining Room ■ Kitchen Breakfast Room ■ Sleek Family Bathroom ■ Pretty Level Gardens ■ Garage ■ EPC Rating - D

Price guide £750,000

Location

Shakespeare Avenue can be found in an elevated position in the ever popular Poets Corner just above Bear Flat on the Southern slopes of Bath. This highly desirable location provides a host of wonderful independent and local shopping outlets as well as being well placed for access to the City Centre either on foot or by public transport, thanks to a regular bus service. The World Heritage City of Bath offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approx. 90 mins). There are a good selection of local primary and secondary schools within the vicinity of Bear Flat making this a very attractive area of Bath to live in.

Internal Description

Once inside there is a light welcoming entrance hall with a mosaic tiled floor and secondary porch door. A staircase leads up to the first floor accommodation. The sitting room is to the front of the property with a large bay window allowing the room to be filled with light. A handsome period fireplace really is the focal point of this room and floorboards add to the charm. The dining room sits in the middle and benefits from a further decorative fireplace with a built in floor to ceiling bookcase to the side of the fireplace. To the rear, a kitchen breakfast room opens out onto the garden. With a range of wooden wall and base cupboards and an integrated dishwasher., A large five ring gas hob sits alongside a 'Zanussi' double oven. At the far end are two useful storage cupboards, with plumbing for a washing machine and another which houses the wall mounted 'Worcester' boiler. There is a light and bright space for a dining table with patio doors onto the garden.

To the first floor are three double bedrooms and a family bathroom. The master to the front has very good proportions and mirrors the large bay window in the living room. Shutters and a further fireplace brings plenty of character to the room. Bedroom two, also has a lovely period fireplace and overlooks the rear as does bedroom three, which is a small double or the perfect study space. Completing the accommodation is the sleek and modern family bathroom. Unusually spacious for property of this style, it consists of a separate corner shower, metro tiled bath, WC and sink unit with plenty of storage.

External Description

The property has gardens to the front and rear. A stone path leads to a very attractive frontage with mature shrubs and hedges. To the rear a patio area provides a lovely space for dining. The remainder is laid to lawn with well stocked borders and flowerbeds. A path takes you down to an extremely useful garage, both for storage and provides off street parking with the ability to charge an electric car.

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

Tenure - FREEHOLD

Council Tax Band - D

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



Total Area: Including Garage 150.5 m² ... 1620 ft²

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
www.epcasessments.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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