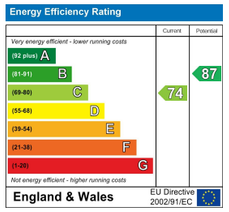

12 Devonshire Mews, Bath BA2 4SS
Gross Internal Area (Approx.)
Total Area = 1,068 sq ft - 99.3 sq m

First Floor

Ground Floor

KEY

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only - they are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

1A MILE END
LONDON ROAD
BATH
BA1 6PT

T: 01225 48 10 10
E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM

ZEST SALES & LETTINGS

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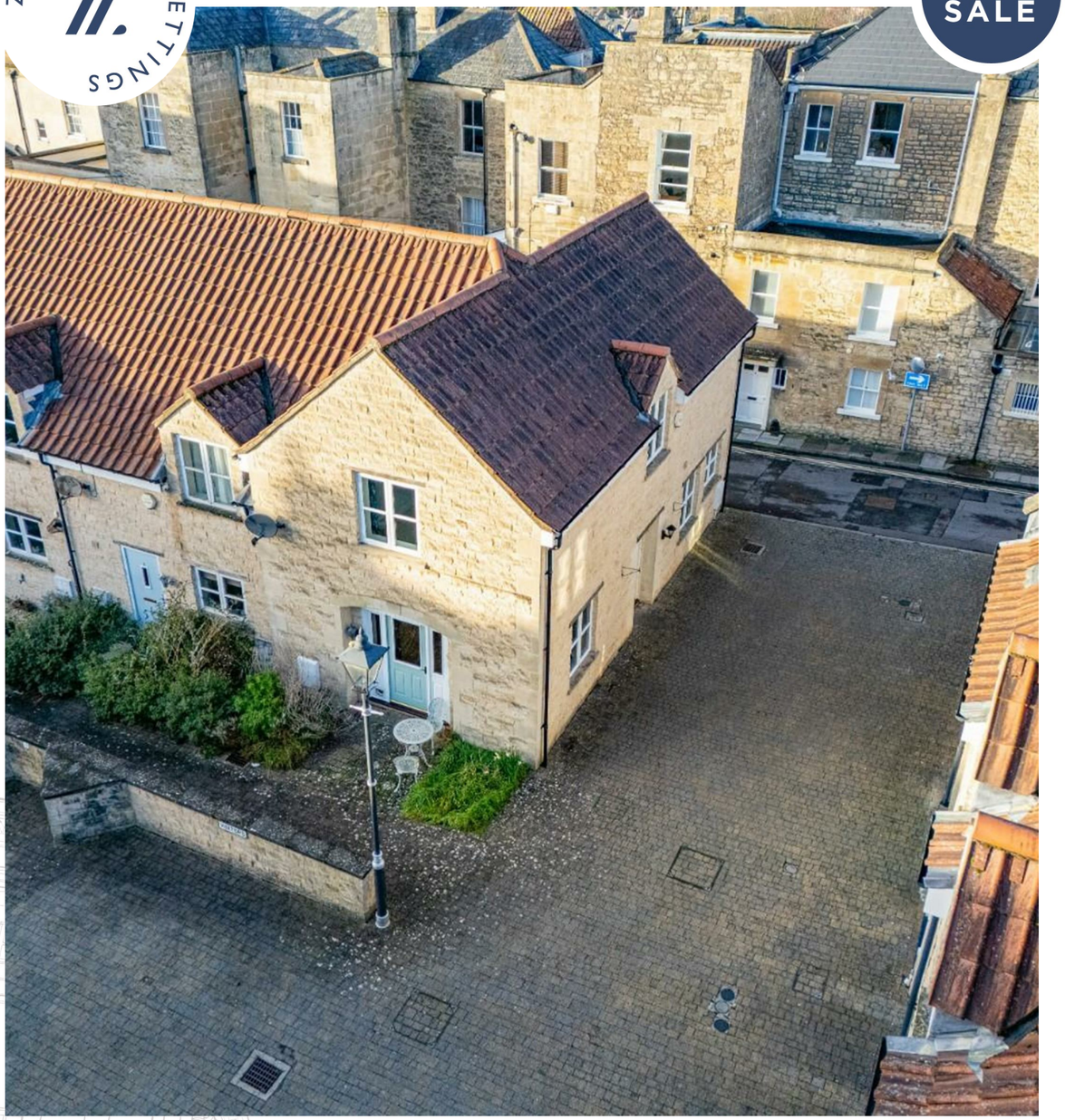
FOR SALE



DEVONSHIRE MEWS, DEVONSHIRE BUILDINGS, BATH BA2 4SS

GUIDE PRICE £450,000

3 BEDROOM HOUSE

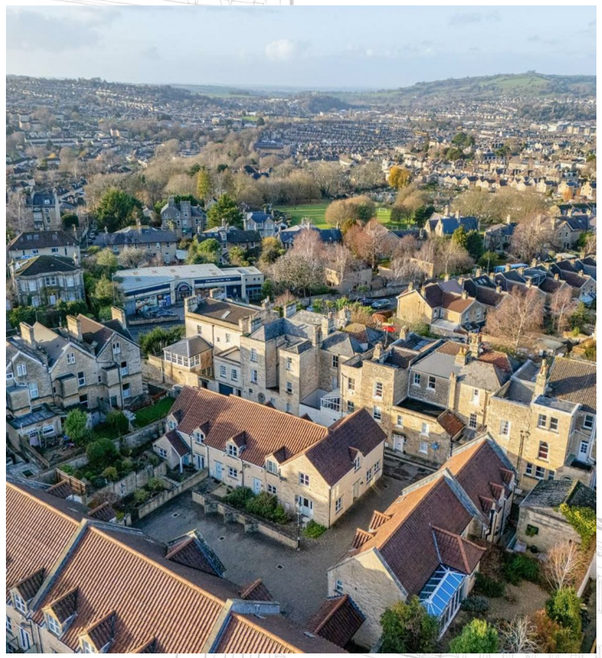
- Charming Mews House built in 2004, with no onward chain
- Principal bedroom with ensuite bathroom, two further bedrooms, bathroom, cloakroom
- Within easy reach of sought after local schools and amenities
- Dual aspect living room with access to patio area, kitchen/diner
- Courtyard, allocated off road parking space
- Freehold. Council tax band D. EPC rating C.

DESCRIPTION

An exceptional and individual mews house, set in a quiet location. The property offers ample living space, comprising large kitchen/dining room with modern appliances and a downstairs WC. The living room is spacious with dual aspect and leads out onto a charming courtyard, perfect for alfresco dining. The first floor comprises three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, in addition to a contemporary family bathroom with a shower over the bath. Further benefits include allocated off-street parking for one vehicle, additional visitor parking, and the advantage of no onward chain.

LOCATION

Situated in the south of the centre, Bear Flat is a beautiful and leafy suburb of Bath, with convenient Tescos and bus stop a minutes walk away. The area offers a great variety of restaurants including the popular brunch spot The Bear Pad café, Italian deli Da Vinci, gastro pub, The Bear Inn and modern European fine dining restaurant Menu Gordon Jones. Local shops and amenities include Co-op, a pharmacy, gym and many more. Alexandra Park is a popular spot to visit to enjoy walks and picnics and take in the sights of the city above Bath's skyline. There are a number of highly regarded junior and senior schools nearby including Beechen Cliff, King Edward's School, Prior Park School, Hayesfield Girls School and Monkton Combe.

NB

AGENTS NOTE: The property is freehold but the courtyard is jointly owned by the residents, operated by a LTD company of which the residents are the directors of. The