

Wallace Road

Larkhall, Bath, BA1

Asking Price: £675,000

Madison Oakley



WALLACE ROAD

- 1191sqft
- No chain
- Garage & driveway
- 70ft x 30ft rear gardens
- Significant potential for further expansion
- Hugely sought after road

- Double glazing & GCH
- Three bedrooms
- Two receptions
- Dual aspect kitchen with pantry
- First floor bathroom & ground floor W.C



Perfectly positioned in this extraordinarily sought after enclave behind St Saviours Church in the heart of buzzing Larkhall, benefiting from an unusually lengthy rear garden boasting views over to Solsbury Hill and with much potential for further expansion. This extremely generous 1191sqft three bedroom family home sits quietly just 500yds from village shops. Extended in 2006 to add a spacious garage with utility behind.

Two original receptions, huge hall with W.C and a dual aspect rear kitchen with pantry. Three bedrooms and bathroom upstairs. Neighbours have loft converted.

70ft x 30ft min rear garden with large shed and plenty of space to grow or play. Double glazing & GCH in situ. Ready for updating.

EPC rating D
Council tax band D
Tenure Freehold



Approx Gross Internal Area
111 sq m / 1191 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft

First Floor
Approx 57 sq m / 610 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Accommodation

Ground floor large entrance hall with understairs W.C, bayed front sitting room, dining room with doors out to rear garden, kitchen with pantry off. First floor landing, three bedrooms and bathroom.

External Amenities

Rear garden - 70ft x 30ft min plus 19ft x 15ft side return patio (with access to rear of garage & utility). Large timber deck, lawns, flower beds, mature trees and shrubs. Fences and hedges to sides. Shed (19ft7 x 11ft6) with light and power. Garage - 17ft4 x 9ft9min with up and over door to front driveway. Leads to additional utility room (9ft5 x 5ft10) with sink unit, space for appliances, double glazed rear window and double glazed door to rear garden.

Location

Just around the corner from the village centre and shops around Larkhall Square. 1.3miles via the London Rd and Walcot St to the city centre (Guildhall). Excellent access to M4, Avon valley/canalside walks and the open countryside of the Charlcombe valley

Agents Notes

Pursuant to Section 21 of the Estate Agents Act 1979, we are required to declare that the owner of this property is a relative of a partner of Madison Oakley.

Late Victorian maps of this area show this street initially named as St Saviours Avenue (with Holland Rd as St Saviours Gardens). Initial development on the street was just the first six homes on the northeastern side (with allotment gardens on the other side of the road behind the church and also where Havory now stands). Postwar building added the remainder of the road in addition to Dowding Villas.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 **Madison Oakley**