Wellsway

Bear Flat, Bath, BA2

Asking Price: £525,000

Madison Oakley


39
UPLANDS
41

- 1628sqft
- No chain
- Four bedrooms
- Three receptions
- Two bathrooms
- 35ft x 23ft rear garden
- Off street parking
- Retained features
- Refurbishment project
- Within sight of Bear Flat shops



Ready to recapture past glories - this rather substantial 1628sqft late Victorian semi detached villa is in a bit of a state after many years as an investment but would make a cracking family home again in an incredibly sought after location. Lots and lots of space over two storeys, a garden and even parking at the back.

Deeper than you would expect with three receptions, kitchen and bathroom on the ground floor. Upstairs, you'll find four bedrooms and another bathroom. To the rear, the garden gives access to steps up to a hardstanding off the rear lane.

EPC rating D
Council tax band F
Tenure Freehold

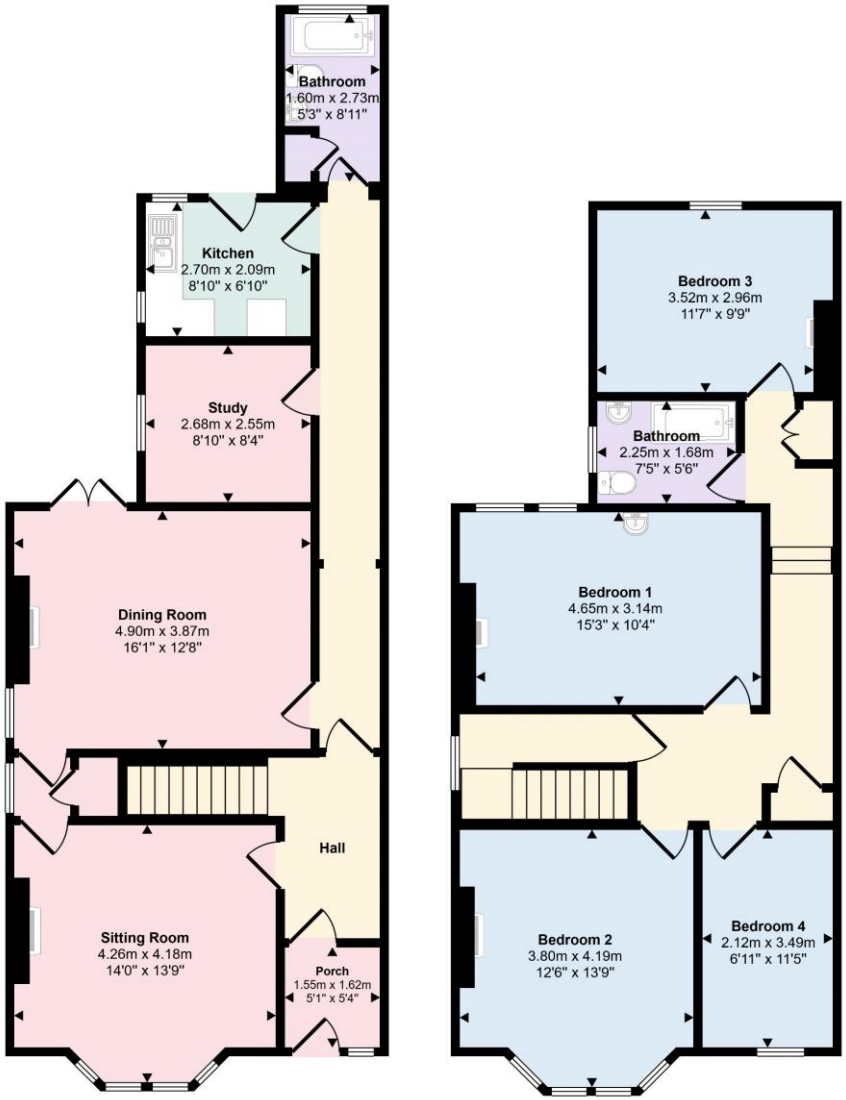








Approx Gross Internal Area
151 sq m / 1628 sq ft



Ground Floor
Approx 77 sq m / 834 sq ft

First Floor
Approx 74 sq m / 794 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 entrance lobby and halls, front sitting room, dining room, study, kitchen and bathroom. First floor landings, four bedrooms and bathroom.

External Amenities

Rear garden - 35ft x 23ft with lawn, shrubs, gated side access, fences and walls to side and rear. Steps to parking area. Parking - 24ft x 18ft usable - hardstanding off rear lane

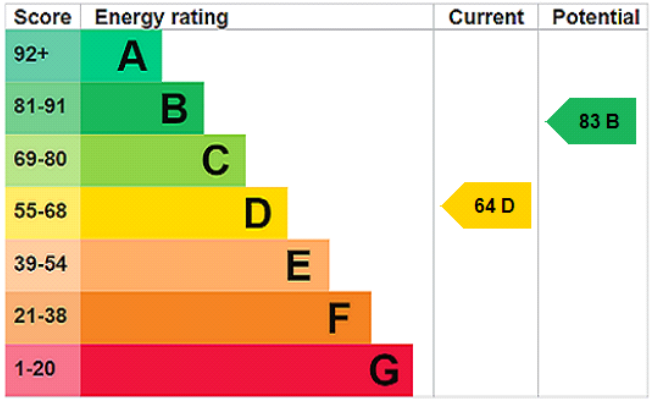
Location

Right across the street from the variety of amenities on Bear Flat or the length of Shakespeare Av from green spaces, play park and city vistas of Alexandra Park. 0.8miles down Holloway to Bath Spa station and the city centre.

Agents Notes

The land for this building was originally conveyed in 1899. Originally listed in city directories as The Uplands and home initially to Rev J Murray Wilson. The ecclesiastical theme of occupiers continued in 1919 as the property was then the home of Rev George E Lloyd (Primitive Methodist Minister - retired).





Madison Oakley
9 Moorland Road
BA2 3PL
T: 01225 466 525
E: info@madisonoakley.co.uk
www.madisonoakley.co.uk

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