# Wellsway

## Bear Flat, Bath, BA2

Asking Price: £500,000

Madison Oakley


39
UPLANDS
41
CLEVELAND
HOUSE

- 1690sqft
- No chain
- Semi detached
- Four bedrooms
- Three receptions
- Two bathrooms
- 60ft x 24ft rear gardens
- Potential for parking at rear
- Retained character
- Refurbishment project
- Within sight of Bear Flat shops

A captivating opportunity to refresh this faded yet extremely spacious semi detached Victorian villa, right in the heart of beautiful Bear Flat. Used for many years as investment but now ready to be brought back into family occupation with a bit more than a wash and brush up.



Stretching back more than anticipated, the ground floor houses three receptions, kitchen and bathroom. First floor adds four bedrooms and another bathroom. Outside, the rear garden measures 60ft x 24ft to the rear lane which gies potential in the future for off street parking.

EPC rating C
Council tax band F
Tenure Freehold

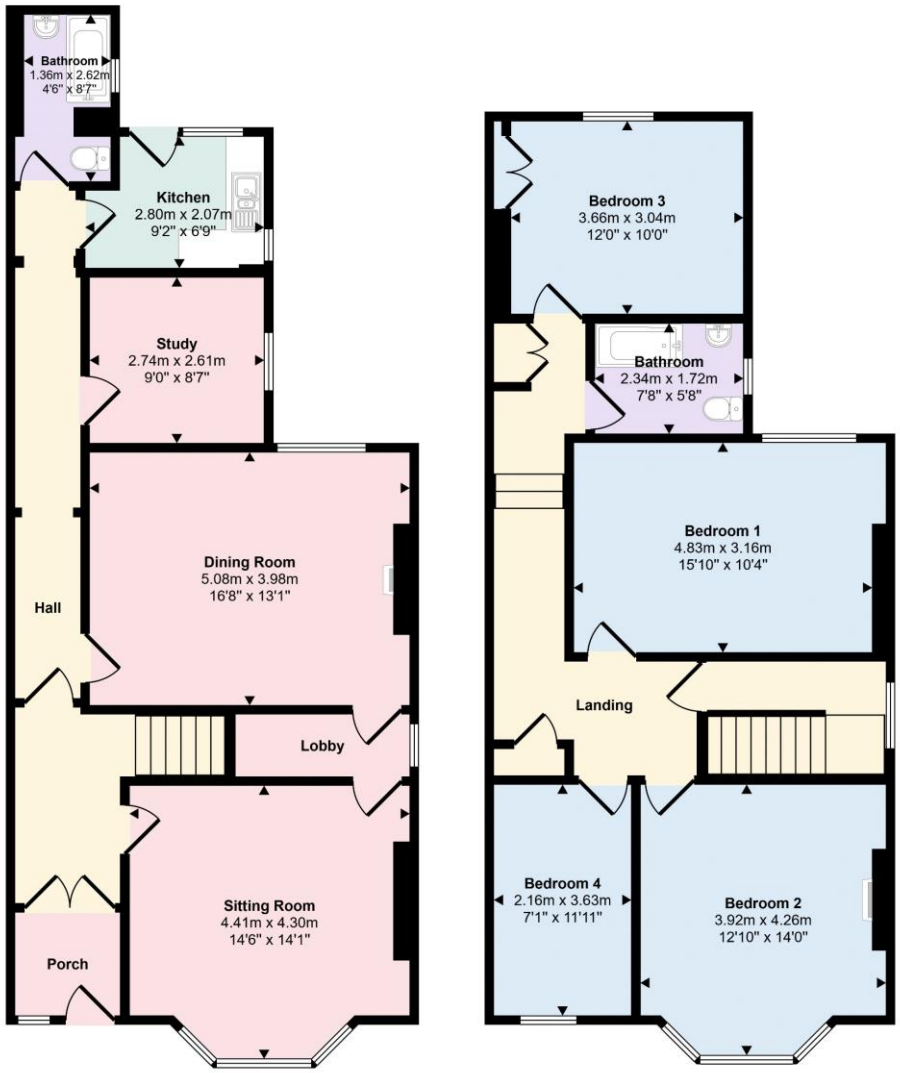





BUSH
BUSH



Approx Gross Internal Area
157 sq m / 1690 sq ft




Ground Floor
**Approx 80 sq m / 857 sq ft**

First Floor
**Approx 77 sq m / 832 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 - 60ft x 24ft - lawn with trees and shrubs, flower beds, gated side access, walls and fences to side and rear. External storage room.

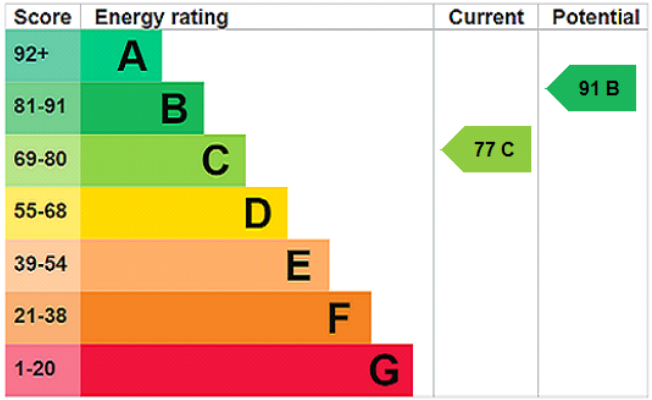
**Location**

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. The property was occupied throughout the early half of the 20th century by Albert S Harrison (confectioner & retail) who appears to have been quite the businessman. Mr Harrison had shops at Southgate St, Argyle St and Wine St at the time.






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