



£219,950

Energy Efficiency Rating: D

Devonshire Villas, Bath. BA2 4SX.

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An excellent opportunity has arisen to purchase this immaculately presented, bay fronted ground floor garden flat set in this period property. The property offers excellent access to all the amenities within Bear Flat and further easy access to the city centre. The well appointed accommodation enjoys gas central heating, double glazing, conservatory with modern kitchen and bathroom and private courtyard gardens. The flat offers, entrance hall, lounge/diner, fitted kitchen, conservatory, double bedroom with fitted wardrobes, modern bathroom and courtyard gardens to the rear. An internal inspection is highly recommended. Phone 01225 463006 to arrange an appointment.

Communal Entrance Hall

Entered via front door, coved cornices and meter cupboard, door to inner hallway and door to:-

Entrance Hall

Radiator, understairs recess, glazed door to:-

Lounge/Diner: 4.32m x 3.50m

Double glazed bay window to front aspect, television point, double panelled radiator, coved cornices and ceiling rose, dimmer switch.

Kitchen: 2.46m x 2.32m

Single drainer stainless steel sink unit with range of white 'high gloss' base level and wall units, fitted worksurfaces, stainless steel oven, hob and extractor fan, recessed downlights, double panelled radiator, tiled splashbacks, door to lobby and bathroom and door to:-

Conservatory: 2.61m x 2.22m

Polycarbonate roof, fitted power and light, sliding patio door to rear courtyard.

Bedroom: 4.09m x 2.84m

Double bedroom with double glazed window to rear aspect, double panelled radiator, television point, range of mirror fronted wardrobes.

Lobby

Cupboard housing Worcester Bosch gas combination boiler.

Bathroom

White suite of panelled bath with electric shower over, glazed shower and screen, pedestal wash hand basin, low flush WC, double panelled radiator, touch sensitive illuminated mirror, extractor fan, tiled walls and flooring, double glazed window to rear aspect.

Front Garden

Retaining front wall with path to front door, shingled front garden ideal for seating with central raised flower bed.

Rear Garden

Courtyard access via gated side passageway. Outside light, fitted water supply and timber storage shed.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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BA2 4SX

Call now, visit us in
branch or go online to
book your viewing.

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Share of Freehold
Length: 999 years from 1/1/95
Block insurance: £372
Ground rent: £20 P/A

GROUND FLOOR



DISCLAIMER

Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801