



THE GARDEN HOUSE
12B Devonshire Buildings, Bath

Carter Jonas

THE GARDEN HOUSE, 12B DEVONSHIRE BUILDINGS, BATH, SOMERSET, BA2 4SP

A SUBSTANTIAL DETACHED FAMILY HOME SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF POET'S CORNER, BEAR FLAT. THE GARDEN HOUSE HAS FLEXIBLE ACCOMMODATION SET OVER TWO FLOORS AND HAS DRIVEWAY PARKING AND A GARAGE. NO ONWARD CHAIN.

Entrance hall • Sitting room • Dining room • Utility • Downstairs W C • Four bedrooms • En suite to principal bedroom • Family bathroom • Garage • South facing garden to rear • Driveway parking and garage to front

DESCRIPTION

Built in the Georgian style with sash windows and double peaked roof this lovely home has plenty to offer with versatile accommodation and an excellent location.

The property is of an excellent size and is fully detached, unlike many of the Poet's Corner properties which are mainly terraced. The added benefit of off-street parking and a garage also sets this house apart from the area.

There is a gorgeous south-facing garden to the rear that has gated access to the rear and out onto the parkland and playing fields of Beecham Cliff school. Alexandra Park, one of Bath's most beautiful, is only a short walk away, with stunning views of the city.

There are two main reception rooms, the sitting room and dining room, both sit to the rear of the property and the dining room opens to the outside through French doors. These two room are linked by internal French doors, but one could create an open plan space here by taking out the wall in-between. The kitchen and separate utility sit to the front of the property, the utility also having access to the side of the property. There is a cloakroom downstairs accessed from the entrance hall.

Upstairs are four bedrooms, the three largest all have built-in wardrobes. The principal bedroom looks out to the rear and has an en suite bathroom. There is also a family bathroom accessed from the landing.





SITUATION

The property is located on Bear Flat in the popular residential area of Poet's Corner. Bear Flat is in walking distance (approx. 1 mile) of the city centre and provides a wide range of local amenities including mini supermarkets, pharmacy, fine dining restaurant, delicatessen, gastro pub, newsagents and post office. Beechen Cliff boy's senior school and Hayesfield School for girls are both nearby. There is easy access to Monkton, Prior Park and King Edward's schools. Alexandra Park, at the top of the road, is a beautiful open green area that has a children's play area, a bowls club and boules area along with some of the most spectacular views of Bath, which are also visible from the first and second floors of the property.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time approx. 82 mins) and Bristol Temple Meads (journey time approximately 15 mins). Junction 18 of the M4 is approximately 11 miles north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected.

Council Tax: Band

Local Authority: Bath and North East Somerset.

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.



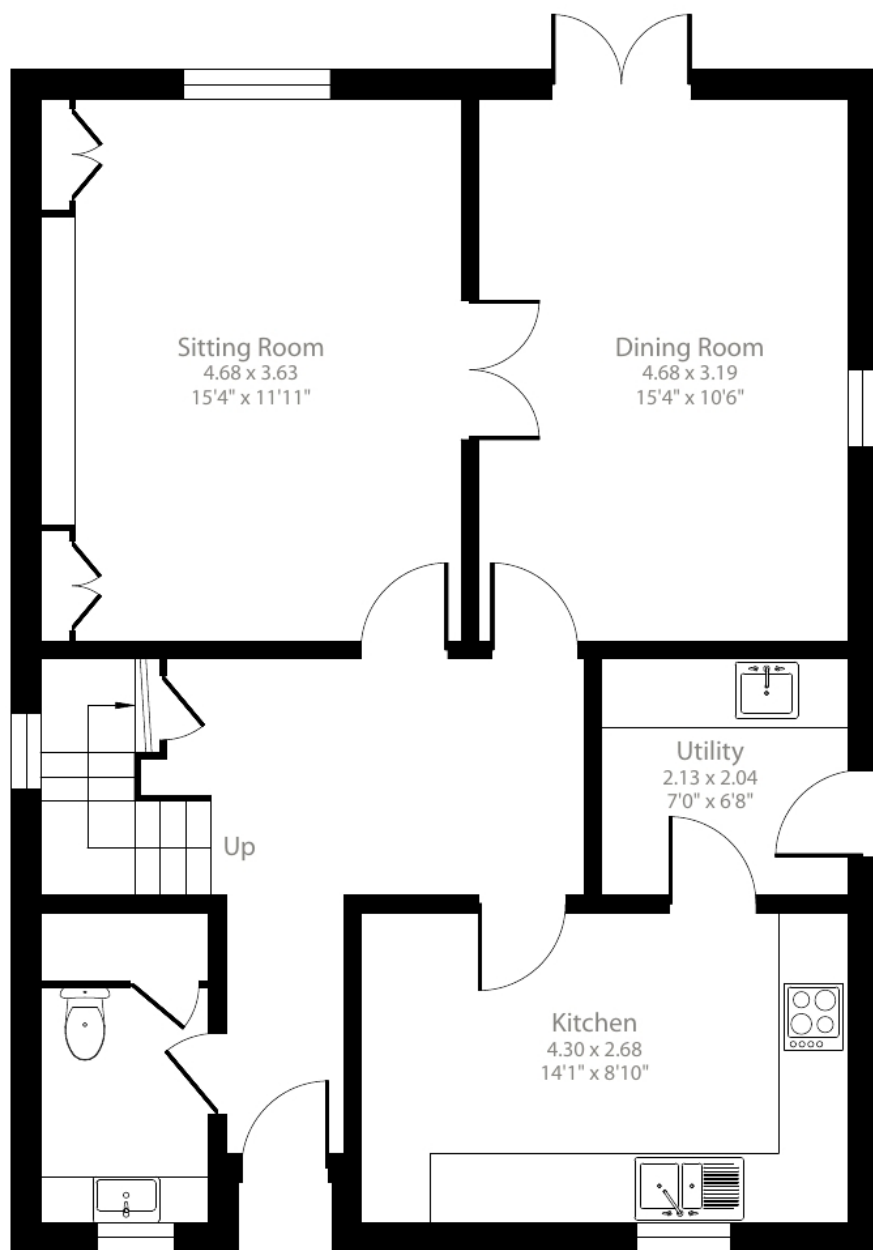


Approximate Area = 1447 sq ft / 134.4 sq m

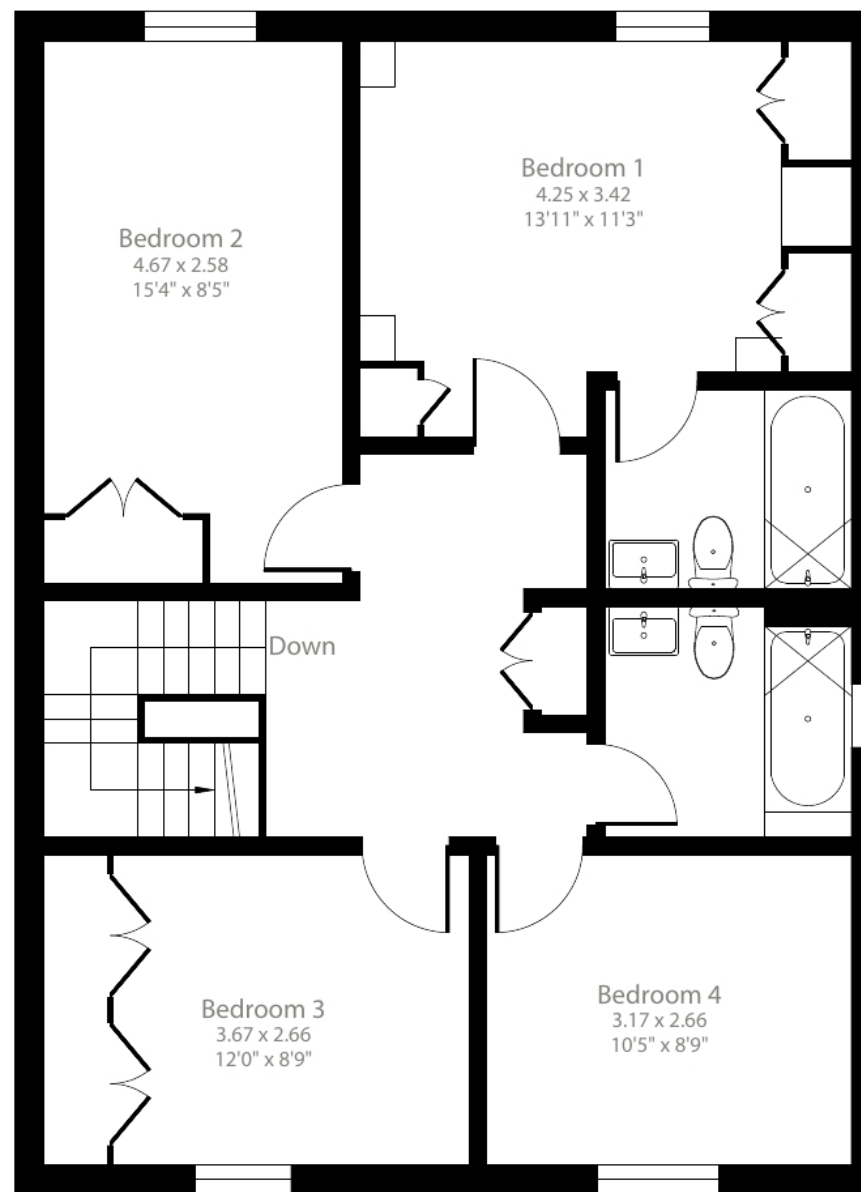
Garage = 144 sq ft / 13.3 sq m

Total = 1591 sq ft / 147.7 sq m

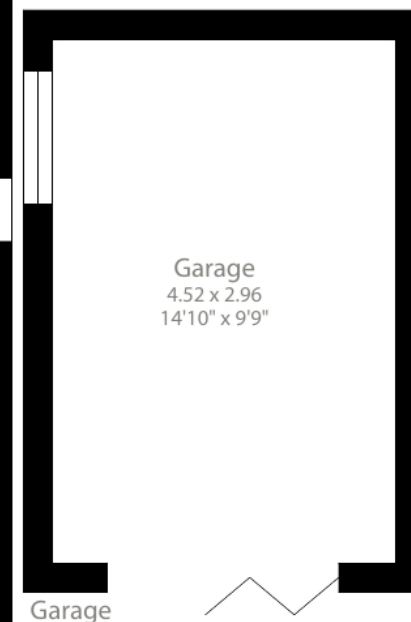
For identification only - Not to scale



Ground Floor



First Floor



Garage





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