



10 Belvedere Bath BA1 5ED

A very well presented four bedroom Grade II Listed townhouse with the benefit of a good sized west facing garden and set within a central city location.

Guide Price

Tenure: Freehold

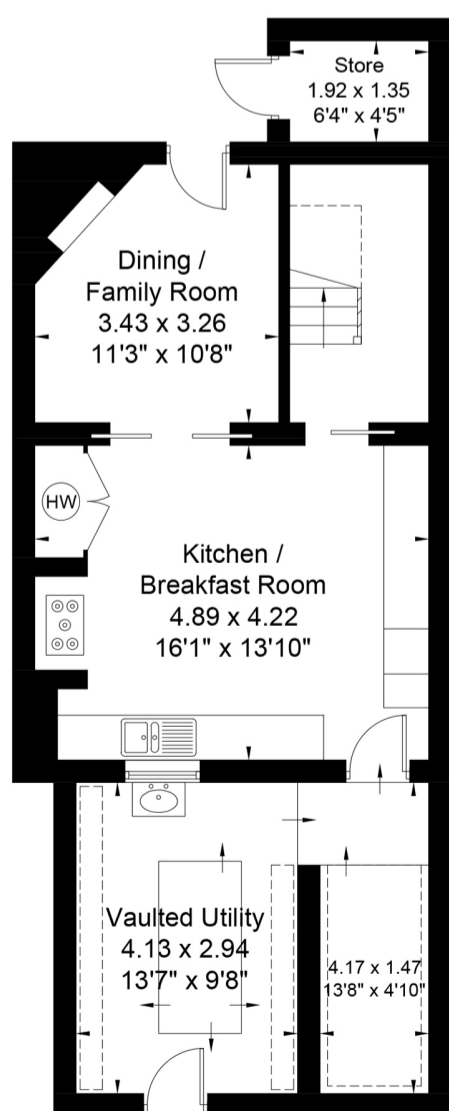
£945,000

Property Features

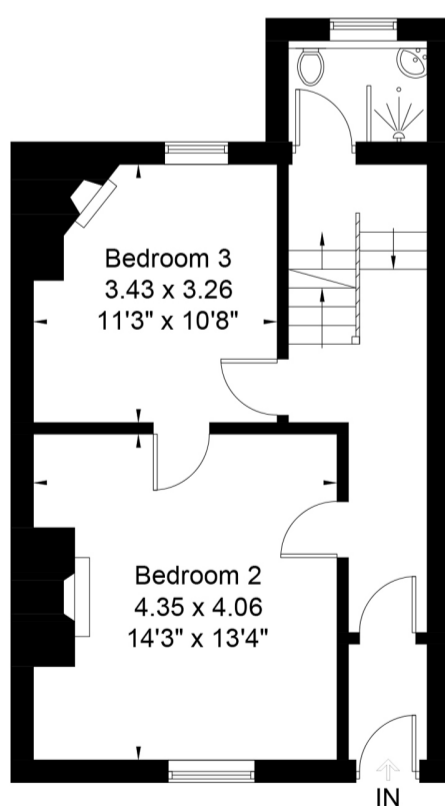
- 4 bedrooms
- 2 bathrooms
- 2 reception rooms
- Good sized west facing garden
- City centre location
- Light and airy accommodation
- Original period features
- Vaults

10 Belvedere, Bath, BA1 5ED

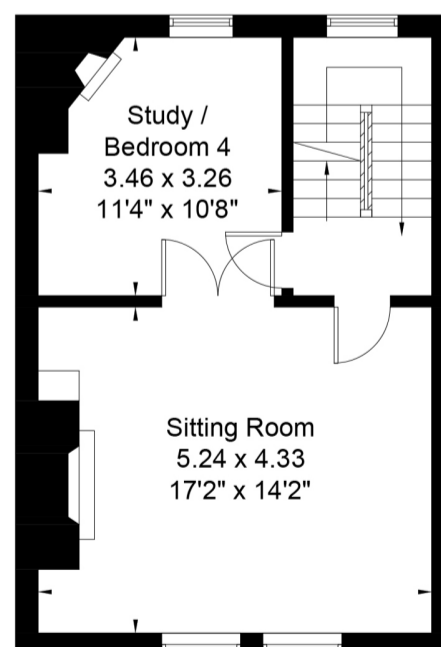
Approximate Gross Internal Area = 193.9 sq m / 2087 sq ft



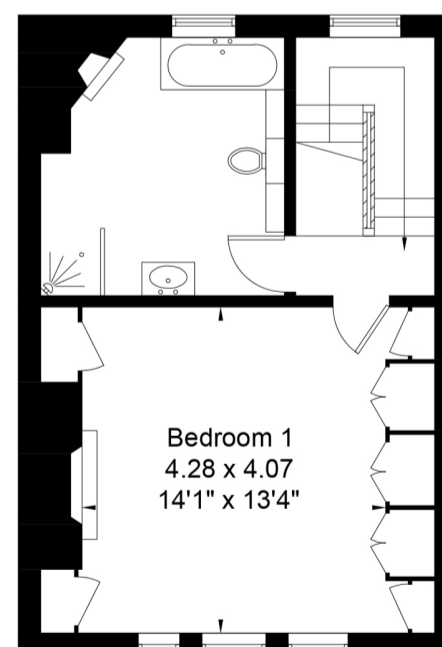
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Accommodation

Ground Floor

Entrance Lobby

With part glazed door.

Hallway

Having staircase with Mahogany handrail and dado rail.

Bedroom 2

Fireplace with marble surround flanked by two built-in cabinets with shelving above, polished wood flooring, coving and connecting door to bedroom three.

Bedroom 3

With rear aspect, plantation shutters, period fireplace and polished flooring.

Mezzanine Level Shower Room

With large walk-in shower, glazed screen, Wash handbasin, WC, fully tiled walls and electric underfloor heating.

First Floor

Drawing Room

Delightful light room having a period fireplace with gas inset fire and marble surround. Coving, polished wood flooring, two large sash windows and double doors lead through to.

Bedroom 4/Study

With sash window to rear aspect, plantation shutters, ornamental fireplace with marble surround and polished wood flooring.

Second Floor

Bedroom 1

A lovely light room with a full range of fitted wardrobes and shelved cupboards. Period fireplace with Bath stone surround. Three sash windows with an attractive aspect over the surrounding hills, part panelled walls and access to roof space which houses the gas fired boiler.

Main Bathroom

Fitted with a modern white suite including bath, WC, wash hand basin set on a vanity surround, large walk-in shower with glazed screen, built-in cupboards, electric underfloor heating, fireplace, sash window with rear aspect and plantation shutters.

Garden Level

Lower Hallway

With storage space.

Kitchen

With a range of "Shaker" style kitchen units, brass handles and solid wood worktop. Period Bath Stone fireplace surround with space for cooker range. A range of fitted china cupboards, further cupboard housing pressurised hot water tank, electric underfloor heating, integrated dishwasher and space for fridge freezer.

Living Room

With feature Bathstone fireplace, underfloor heating, part glazed door and steps leading up to garden.

Part glazed door from the kitchen leads into the vaults.

Vaults

Fully Damp proofed and fitted with a range of cupboards, Belfast sink, space and plumbing washing machine, electric underfloor heating and doorway leading to roadside which is useful for shopping and deliveries.

Externally

To the rear is a very good-sized garden being approximately 150 feet in length and comprising a paved terrace with built-in arbour with steps leading up to raised lawn with planted shrubs and fruit trees.

To the rear is a further area of garden. This is a real sun trap with further paving and built-in seating together with mature trees and shrubs. The whole garden is west facing and is enclosed by stonewalling.



Situation

The property is located on the lower slopes of Lansdown with an east/west aspect and within a 5 to 10 minute walk of the city centre itself.

A number of local shops and amenities are situated nearby along Julian Road and within St James' Square. The property is also well positioned for access to a number of schools to include Saint Andrew's primary, Kingswood, King Edwards and Royal high.

The UNESCO World Heritage city of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a wealth of cultural activities which include a well-respected music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal. World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

Description

The current owners have resided at number 10 for Approximately 14 years and have upgraded the property in that time, including overhauling the roof, some damp proofing and upgrading the central heating.

The accommodation is laid out over four floors with four bedrooms, one of which is currently used as a study, together with a lovely light drawing room at first floor level and at garden level a kitchen and further sitting room.

It is presented in very good order throughout retaining original features to include brass door furnishings and period fireplaces. It has the benefit of a good size west facing garden to the rear combined with vaults to the front which give direct access onto Lansdown Road being very useful for loading and unloading.

This is an exceptional property and viewing is strongly recommended by the sole agents Cobb Farr.

General Information

Services: All mains services are connected

Heating: Full gas fired central heating and underfloor heating on the lower ground floor. Electric underfloor heating in shower room and bathroom.

Tenure: Freehold

Council Tax Band: F

Inclusions: Fitted carpet and dishwasher are included. Other appliances available with negotiation.

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