

**10 Perfect View
Bath
BA1**





10 Perfect View

Bath

A detached, modern home in a desirable location on the northern slopes of the city.

Ground Floor | Hall | 2 Bedrooms | Bathroom | WC
First Floor | Open Plan Kitchen/Dining/Living Room
Garden and Grounds | Elevated Rear Garden Deck | Front Garden Patio and Flowerbeds

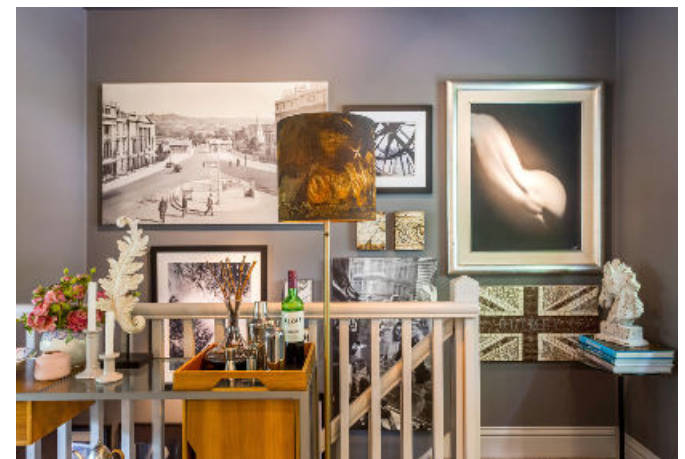
Bath Spa Railway Station | 2 miles
Bath City Centre | 1 mile
M4 (Junction 18) | 10 miles
Bristol Airport | 20 miles

(all distances are approximate)



Bath
4 Wood Street, Queen Square, Bath BA1 2JQ

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The open-plan layout makes the most of the space.



Perfect View is a private road located on Bath's highly desirable northern slopes in the fashionable area of Camden. The road runs parallel to - and in an elevated position just above - Camden Road, where local amenities include a convenience store, pub, pharmacy and doctors' surgery. A short walk downhill, Larkhall village 'high street' has a great selection of shops - a delicatessen, supermarket, book store, pharmacy and more - plus two pubs and a cafe.

There's also a local theatre, community hall and several schools for all ages. Similarly, a short downhill walk in the other direction from the property, the city centre offers a diverse range of restaurants, shops and cultural opportunities including the Thermae Bath Spa, The Theatre Royal and the Roman Baths.

Most of the homes on this peaceful, private road are in a terrace of pastel painted Victorian cottages. Number 10 is a detached property at the far end of the terrace. Built approximately 15 years ago, this modern home has been completely refurbished in the past few years, including new windows and boiler/heating system and is presented in immaculate order.

The accommodation is arranged with the bedrooms on the ground floor and the living spaces on the first, which completely suits its situation. Through the front door, there's a welcoming hallway with carpeted staircase up to the left. On this floor, there are two double bedrooms, one with a wall of fitted wardrobes and views to the front, the other with views to the garden at the rear. There's a bathroom with wall and floor tiles and underfloor heating, and a spacious WC with a utility cupboard.

Upstairs, the whole of the floor is one open-plan space - it feels like an apartment - that includes a kitchen/dining area, a living 'room' and a study space. The L-shaped Neptune kitchen has wooden worktops and white cupboards (including a built-in fridge freezer) and there's a ceramic butler's sink from which the views are to the raised garden decking at the rear. The kitchen also has a Bosch cooker/hob/extractor fan and a large storage cupboard.

The oak effect flooring throughout this level connects the different living spaces, and helps the room flow, as do the double aspect windows - light flows in from both sides of the house, changing the room's 'mood' as the day progresses.



The property benefits from on street parking. Walkers can pass through to the footpaths that lead both down to Camden Crescent below or up to Lansdown above, and to the woodlands (owned by the Camden Woodland Association of which neighbouring property owners are members).

The total refurbishment of this property includes all the outside spaces too: at the front of the house there are flowerbeds and raised lavender beds on either side of paved steps up to the patio and front door. The paving continues to the side of the house, where raised wooden beds are planted and soften the boundary wall and fencing, and leads to the rear. Here, there's another paved area and steps to the raised decking area above (with storage for bikes, etc below): a wonderful, sunny spot between the house and the woodlands beyond.



From Queen Square, proceed up Gay Street and follow the road round to the right along George Street. At the traffic lights/junction, turn left onto Lansdown Road and continue up the hill, turning right onto until Camden Road. Continue past Camden Crescent and along Camden Road. Just before you reach the shops on Claremont, with Frankley Road on your right, turn left into Perfect View and drive up the road. Number 10 the detached house is at the far end of the row of cottages.



Approximate Area = 75.5 sq m / 813 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Services

We are advised that mains water, electricity, gas and drainage are connected to the property

Tenure

Leasehold with an absentee freeholder

1000 years from 1871

Council Tax

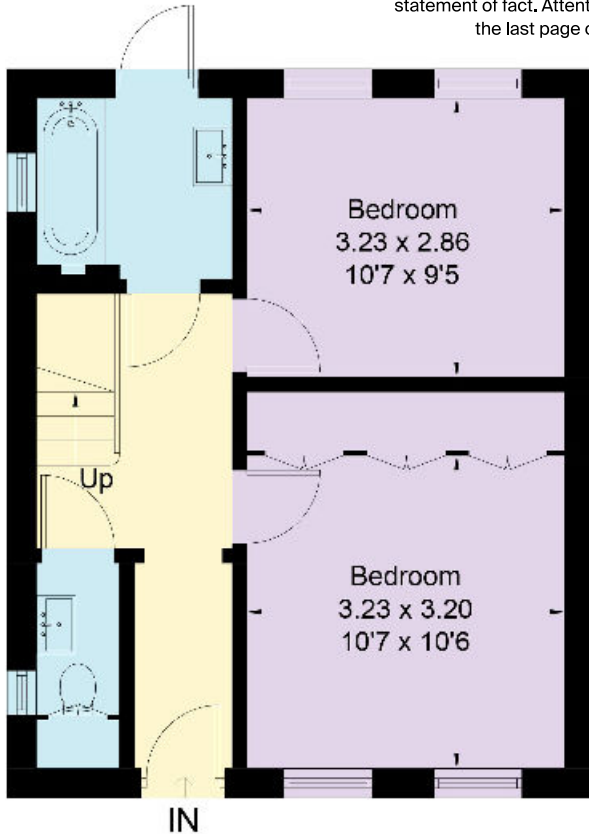
Band E

Local Authority

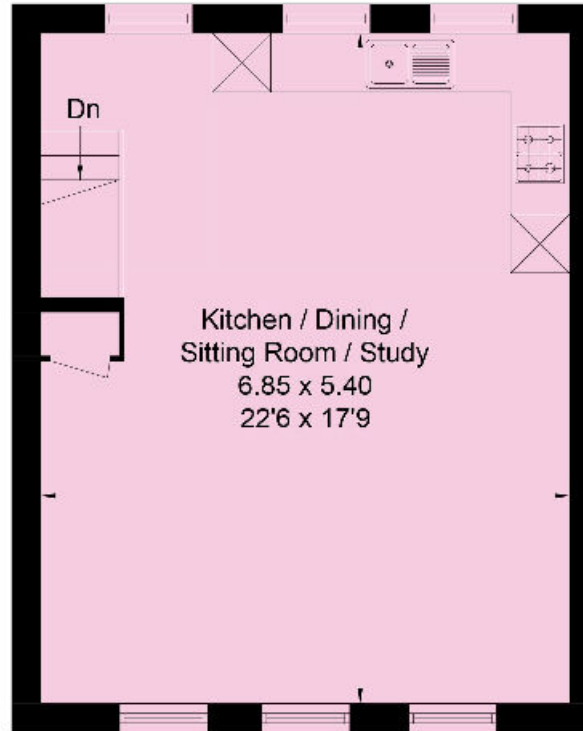
Bath and North East Somerset - 01225 477000

Viewings

Strictly by appointment with the agent.



Ground Floor



First Floor

Knight Frank
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4 Wood Street
Queen Square
Bath BA1 2JQ

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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