



3 LOWER EAST HAYES

Winkworth



3 LOWER EAST HAYES

BATH, BA1

A Grade II Listed Georgian terraced townhouse in the Kensington area of Bath. The property is in need of some cosmetic attention having been let for some years which is reflected in the guide price. The light and spacious accommodation is sensibly arranged over four floors.

Entrance Hall | Sitting room | Bedroom 4 | Cloakroom | Master bedroom | Bathroom

Two further double bedrooms | Dining Room | Kitchen

Front courtyard garden large rear garden with large home office//studio

Bath Spa to London Paddington c.90 mins, Bristol c.15 mins and the M4 junction 18 is c.10 miles
c.10/15 minute walk into the city centre

Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk

Winkworth

See things differently.

DESCRIPTION

A front garden leads to the front door. You enter the house into a small entrance hall which opens into the Sitting room with a feature Victorian fireplace and cupboards to either side. From here an archway leads through to the staircase and another doorway leads through to bedroom 4 at the rear of the house. There is also a cloakroom with w.c. on this level. The stairs then lead up to the first floor which has the very large master bedroom and the family bathroom. Then on the upper floor there are two further double bedrooms.

On the lower ground floor, which is garden level at the rear, we find a spacious dining room which is open plan to the kitchen at the rear with a breakfast bar, fitted fridge and fitted oven and hob with extractor over. A door leads to a small utility room with a washing machine and fridge freezer, French doors lead from the kitchen into the rear garden.

OUTSIDE

To the front of the property a most paved patio garden with mature trees & Shrubs leads to the front door.

The rear garden is very long and mostly paved with a raised bed and a very large Home Office/Studio with power and light and a raised decked area at the rear.

LOCATION

This wonderful period home is situated in the Kensington area of Bath. Close to the amenities of Larkhall and Morrisons supermarket is just around the corner. The city centre is approx 15 minutes walk away and the Kennet & Avon canal and Kensington Meadows are within easy reach for walks or dog walking or cycling.

The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes).

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.



TENURE

Freehold

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

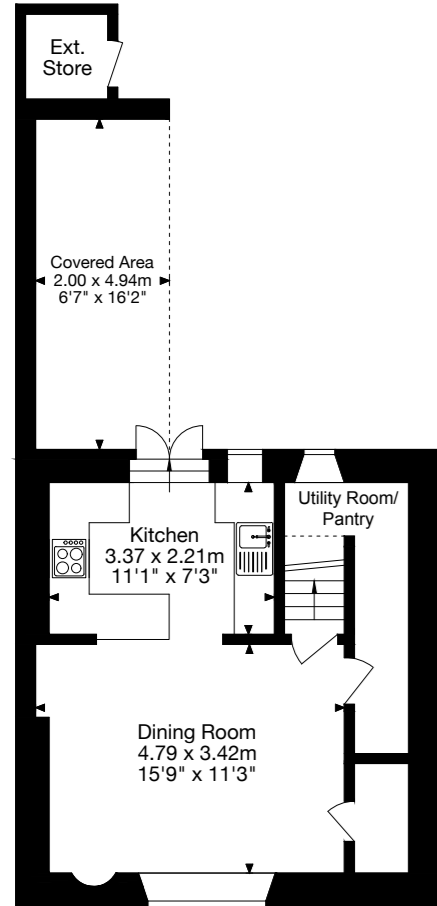
E

VIEWING

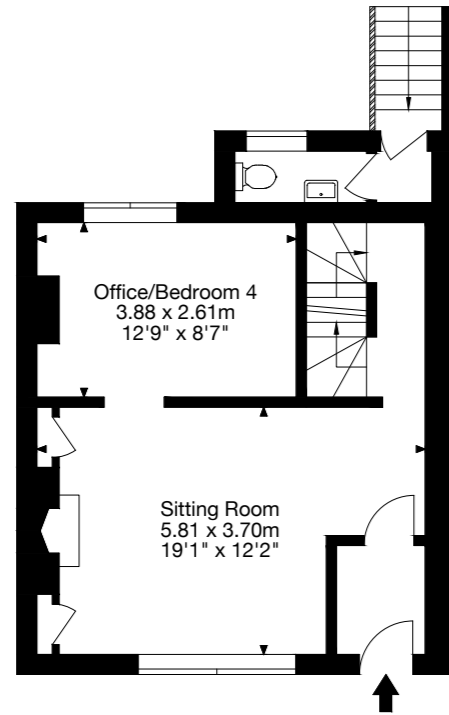
Strictly by appointment via sole agent Winkworth 01225 829 000



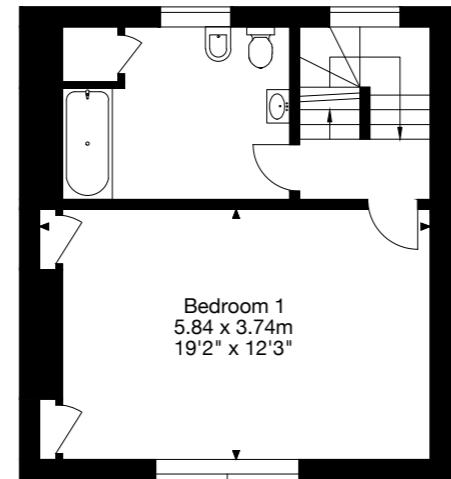
3 Lower East Hayes, Bath BA1 6AN
 Gross Internal Area (Approx.)
 Main House = 144 sq m / 1,550 sq ft
 Outbuilding/External Stores = 17 sq m / 182 sq ft
 (Excl. Covered Area)
 Total Area = 161 sq m / 1,732 sq ft



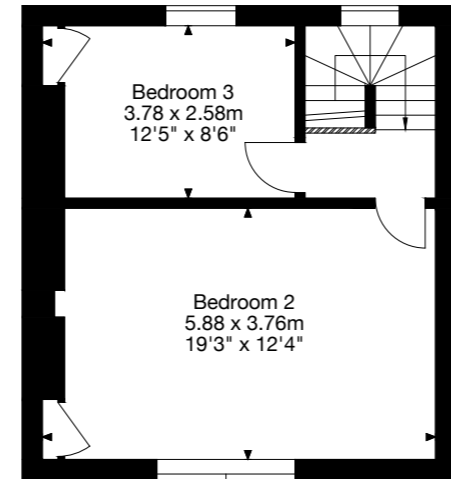
Basement



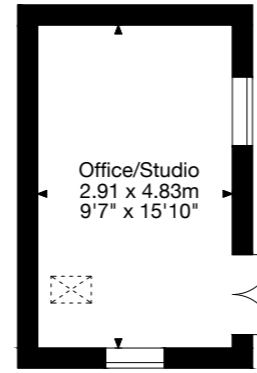
Ground Floor



First Floor



Second Floor



Outbuilding





Winkworth