

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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35 Malvern Buildings, Fairfield Park, Bath, BA1 6JX



Total Area: 105.1 m² ... 1131 ft²

All measurements are approximate and for display purposes only.



Price Guide £425,000

A Victorian end of terraced house with gardens to front, side and rear set in a lovely cul de sac location on the cusp of open countryside.

- Renovation & upgrading required with huge potential
- Sought after Fairfield Park location with views over Charlcombe Valley at the rear
- Entrance hall
- 3 Reception rooms
- Kitchen
- Downstairs cloak/wc
- 3 Bedrooms and upstairs bathroom
- Gardens to front, side and rear
- Detached garage
- No upward sales chain

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# 35 Malvern Buildings, Fairfield Park, Bath, BA1 6JX

This attractive bay fronted Victorian end of terrace house is set in a pleasant cul de sac location on the northern side of the City of Bath close to countryside with views to the rear across the Charlcombe valley.

The house is available without a sales chain and offers enormous scope for renovation and updating to create a superb family home. It affords 3 reception rooms, kitchen and cloakroom/WC downstairs with 3 bedrooms and a bathroom on the first floor. Further scope for a loft conversion, subject to the requisite consents. Outside are gardens to the front, side and rear and the great advantage of the garage.

The property is in Fairfield Park above Camden Road on the Eastern side of the city, close to Larkhall. This very popular spot is a great community and has convenience stores, health centre, public houses, pharmacy, primary school etc and is approximately 2 miles from Bath City Centre which offers a renowned range of amenities and a mainline railway station with good local bus links. Junction 18 of the M4 is accessible at Tormarton via the A46.

In fuller detail the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

#### ENTRANCE HALL

entrance door to

#### LOBBY

Inner door to

#### Entrance Hall

Staircase rising to first floor with understairs cupboard. Gas convector heater.

#### SITTING ROOM 4.07m into bay x 3.95m (13'4" into bay x 12'11")

Sash bay window to front aspect, gas fire and fire surround. Corniced ceiling,

#### DINING ROOM 3.49m x 3.37m (11'5" x 11'0")

Gas fire and fire surround.

#### FAMILY ROOM 3.06m x 2.50m (10'0" x 8'2")

Window to side aspect, gas convector heater.

#### KITCHEN 4.05m x 2.32m (13'3" x 7'7")

Fitted wall and floor units with work surfaces over, stainless steel double drainer sink unit. Double glazed window and door to rear garden. Polycarbonate roof.

#### CLOAKROOM/WC

Double glazed window to rear aspect. Low level wc.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect. Access to roof space.

#### BEDROOM ONE 5.07m x 3.50m (16'7" x 11'5")

Extending the full width of the property to the front with two sash windows. Boarded fireplace. Shelved cupboard (included in measurements). Gas convector heater.

#### BEDROOM TWO 3.48m x 3.47m (11'5" x 11'4")

Sash window to rear aspect with pleasant views over the Charlcombe valley. Boarded fireplace. Built in shelved cupboard (included in measurements).

#### BEDROOM THREE 2.39m x 1.67m (7'10" x 5'5")

Window to side aspect.

### BATHROOM

Sash window to rear aspect. Suite of bath, wc and wash basin. Extensively tiled walls. Gas multipoint for hot water. Gas convector heater.

### OUTSIDE

#### FRONT GARDEN

Walled boundary to Malvern Buildings with metal railings and a pedestrian gate. Garden is laid to cultivated beds and a pathway. Gated side access to

#### SIDE GARDEN 10m x 3.2m (32'9" x 10'5")

Pathway and raised cultivated beds.

#### REAR GARDEN 10m x 6m (32'9" x 19'8")

Comprising paved patio and lawn with raised flower and shrub borders. Integral workshop/store.

#### GARAGE 5.90m x 2.77m (19'4" x 9'1")

Situated opposite the property. Up and over entrance door. Window to rear. Asbestos sheet roof. Additional small area of land to the rear.

### TENURE

The title is understood to be Leasehold for a term of 1000 years from 24th June 1883, i.e approximately 858 years unexpired. The title is unregistered.

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

All mains services are believed to be available and connected.

Local authority is Bath and North East Somerset.

Ultrafast broadband available (10000 Mbps), source: Ofcom.

Mobile service available:

EE: Good outdoor, variable in-home.

O2: Good outdoor and in-home.

Three: Good outdoor.

Vodafone: Good outdoor and in-home. Source: Ofcom.

