



**EVELEIGH AVENUE**

Bath

**Carter Jonas**

## 4 EVELEIGH AVENUE, BATH, SOMERSET, BA1 7DH

Reception hall • Front to back open plan living/dining/kitchen •  
Two double bedrooms • Bathroom • Private southerly facing  
garden • Allocated parking space

### DESCRIPTION

This is a very desirable, light and spacious ground floor garden apartment located in a small and exclusive development close to the centre of Bath. The accommodation comprises open-plan kitchen/living/dining room having all integrated appliances to include an oven with hob, washer/dryer, dishwasher and fridge/freezer. The front to back open plan living space opens to the rear onto a large private enclosed south facing garden with rear access to the allocated parking space. Off the reception hall are two double bedrooms and bathroom with separate shower cubicle. The property has the benefit of no onward chain.

### SITUATION

The property is just a short walk from Alice Park as well as the shops and amenities that Larkhall has to offer with a co-op, award winning butcher, greengrocers and delicatessen. Bath city centre is just 1.5 miles away offering a wide range of renowned cultural and leisure facilities as well as extensive shopping and sporting facilities. Schooling in the area is excellent in both private and state sectors. A bus stop at the bottom of the lane provides a regular service to the city centre and to Chippenham in the other direction. Bath Spa station has a mainline rail service to London (from 90 minutes) and Bristol (from 15 minutes).

### ADDITIONAL INFORMATION

**Directions:** Proceed along A4 from Bath towards Batheaston passing Larkhall and Alice Park on the left, proceeding straight over the roundabout. Eveleigh Avenue is located on the left after a short distance.

**Tenure:** Long leasehold.

**Services:** All mains services are connected.

**Council Tax:** Band B

**EPC:** Band C

**Viewings:** Strictly by appointment with Carter Jonas.

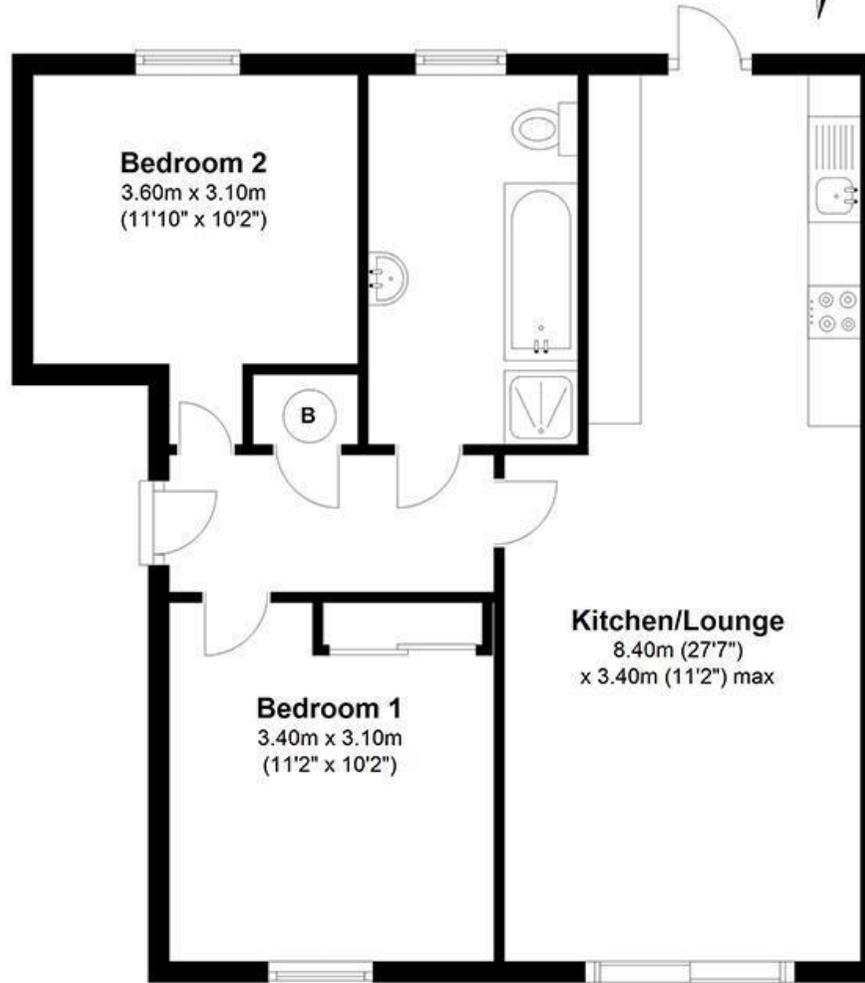
**A WELL-PRESENTED AND SPACIOUS TWO BEDROOM GARDEN APARTMENT WITH  
ALLOCATED PARKING IN AND EXCELLENT LOCATION ON THE EDGE OF BATH.**





## Garden Floor

Approx. 58.6 sq. metres (630.7 sq. feet)



Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to scale.  
Photos - Floor Plans - Design - Print [www.richmorrisphotography.com](http://www.richmorrisphotography.com) - Rich Morris Photography 2017

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