An exquisite 917sqft two storey Georgian Grade II listed gem of a city home, just minutes from the station and central city amenities. Perfectly paired accommodation to include two original receptions, modern kitchen, two double bedrooms and two bathrooms. Exceptional internal condition and a full set of retained features. West facing enclosed courtyard garden. On street permit parking. Bath Spa train station front door is a mere 0.4mile/9 min walk away. Owner occupied at present, this will suit purchasers from a similar demographic as well as investors looking for a special buy to let or holiday let. Sole Agents.

- 917sqft
- Two receptions
- Two double bedrooms
- Two bathrooms
- West facing courtyard garden
Property Description

ENTRANCE HALL Wooden door leading in, inset floor mat, hanging space and further internal part glazed door leading in. Beautiful tiles throughout the hallway, stairs to the first floor, understairs storage cupboard, door to the rear garden, doors into rooms, radiator & spot lights.

LIVING ROOM Characterful room with stripped wooden flooring, original fireplace with tiled inset, surround & mantle over. Sash window to the front with shutters, TV point & radiator.

DINING ROOM Stripped wood flooring, woodburner, sash window to the rear & opening into kitchen.

KITCHEN Modern kitchen comprising of a range of matching wall and base units with roll top work surface. Inset 4 ring ceramic hob with oven under and extractor over. Space and plumbing for dishwasher, stable door to the rear garden and further window. Inset black sink unit with drainer, black finished handles & tiled splash backs.

LANDING Sash window to the rear, access to the loft and doors into rooms.

BEDROOM 1 Master bedroom with sash window to the rear with shutters, two built in wardrobes & radiator.

BEDROOM 2 Sash window to the rear and radiator, door into en-suite.

ENSUITE Modern bathroom comprising of a double shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls, sash window to the rear and radiator.

BATHROOM Matching white bathroom suite to include bath with shower over, shower screen, low level WC and pedestal wash hand basin. Part tiled walls, lino wood flooring and sash window to the rear with shutters.

GARDEN The rear garden faces west, measures approximately 15ft x 11ft and is laid to pebbles and stone. The garden is fully enclosed with a summer house. There are two outbuildings with one housing the washing machine and dryer.

AGENTS NOTES In the latter half of the 19th century, the riverbank opposite this property was a hive of industry and housed the Newark Foundry (iron & brass), the Bell Inn, Camden Flour Mills and a saw mill. Where Beazer House now sits (between Wood St and the Lower Bristol Rd) was occupied by St Johns Place, Taylors Court, Westmoreland Buildings and the Providence Chapel. The Bath Quays development will include a new footbridge across the Avon (due for installation in October) which will be a handy shortcut for owners of this property to access the west side of the city centre.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.