



**CLARENDON VILLAS, WIDCOMBE**

**Winkworth**





# CLARENDON VILLAS

WIDCOMBE, BATH BA2

Strapline

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Entrance Hall | Sitting room | Family Room | Kitchen | Larder | Cloakroom | Dining Room  
| Principal Bedroom with en suite | 3 further double bedrooms | Family bathroom.

Residents parking permits available | Mostly lawned rear garden.

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Bath Spa to London Paddington c.90 mins Bristol c.15 mins and the M4 junction 18 is c.10 miles.  
c.5 minute walk into the city centre.

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Bath Office

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**Winkworth**

See things differently

## DESCRIPTION

Clarendon Villas is a four storey terraced Grade II Listed townhouse on the lower southern slopes of Bath in Widcombe. The property has some wonderful period features including fireplaces, original ceiling cornice and bay windows on the rear elevation.

The property is accessed via entrance porch at street level which leads into main hallway. There are two rooms at this level, a family room facing onto Widcombe Hill and the main sitting room at the rear with a bay window with views across Widcombe.

Stairs lead up and down from here with Kitchen, larder, dining room and cloakroom on the ground floor with rear access onto the garden.

Upstairs on the first floor there are two double bedrooms and a family bathroom.

On the top floor there is a principal bedroom with en suite shower room and a further double bedroom.





## EXTERNALLY

The rear garden consists of a patio area which leads down onto a lawned garden.

## LOCATION

This wonderful period home is situated in the popular Widcombe area of Bath in an elevated position with spectacular city views. Located just above the city within walking distance of Bath Spa mainline railway station and the many shops, bars, restaurants and assorted other cultural attractions of the city centre. It is ideally placed for access to either Beechen Cliff School, Prior Park College, Hayesfield school for girls or King Edwards all very well regarded state and private schools. 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) or Bristol Temple Meads (approx. 15 mins).

## FIXTURES AND FITTINGS

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

## TENURE

Leasehold with a lease of 4995 years from 21st December 1873

## GROUND RENT

£4.5s 0d

## LOCAL AUTHORITY

Bath & Northeast Somerset

## COUNCIL TAX BAND

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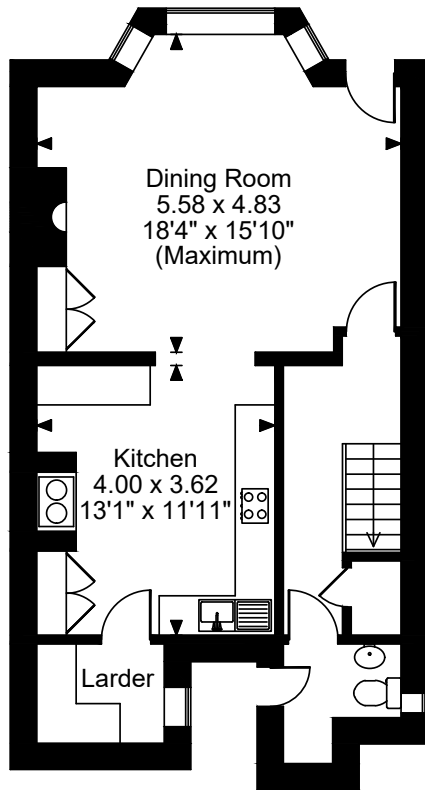
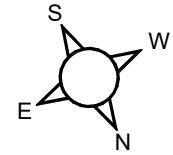
## VIEWING

Viewing strictly by appointment with the agents.

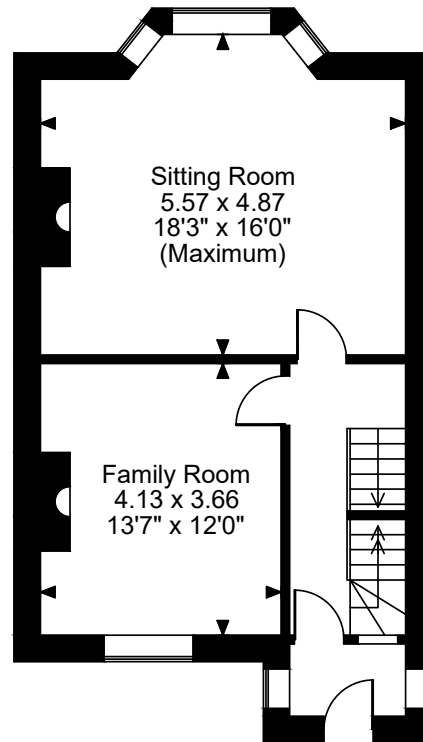




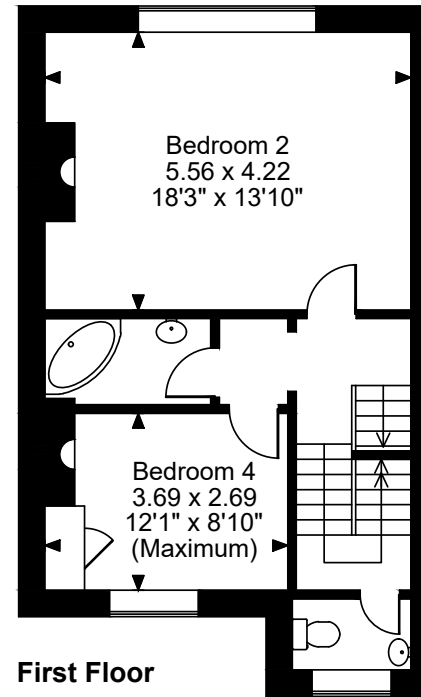
**Clarendon Villas, Bath**  
**Approximate Gross Internal Area**  
**2166 Sq Ft/201 Sq M**



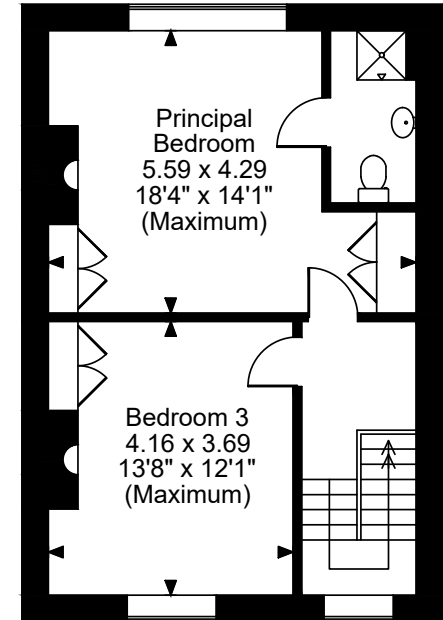
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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