

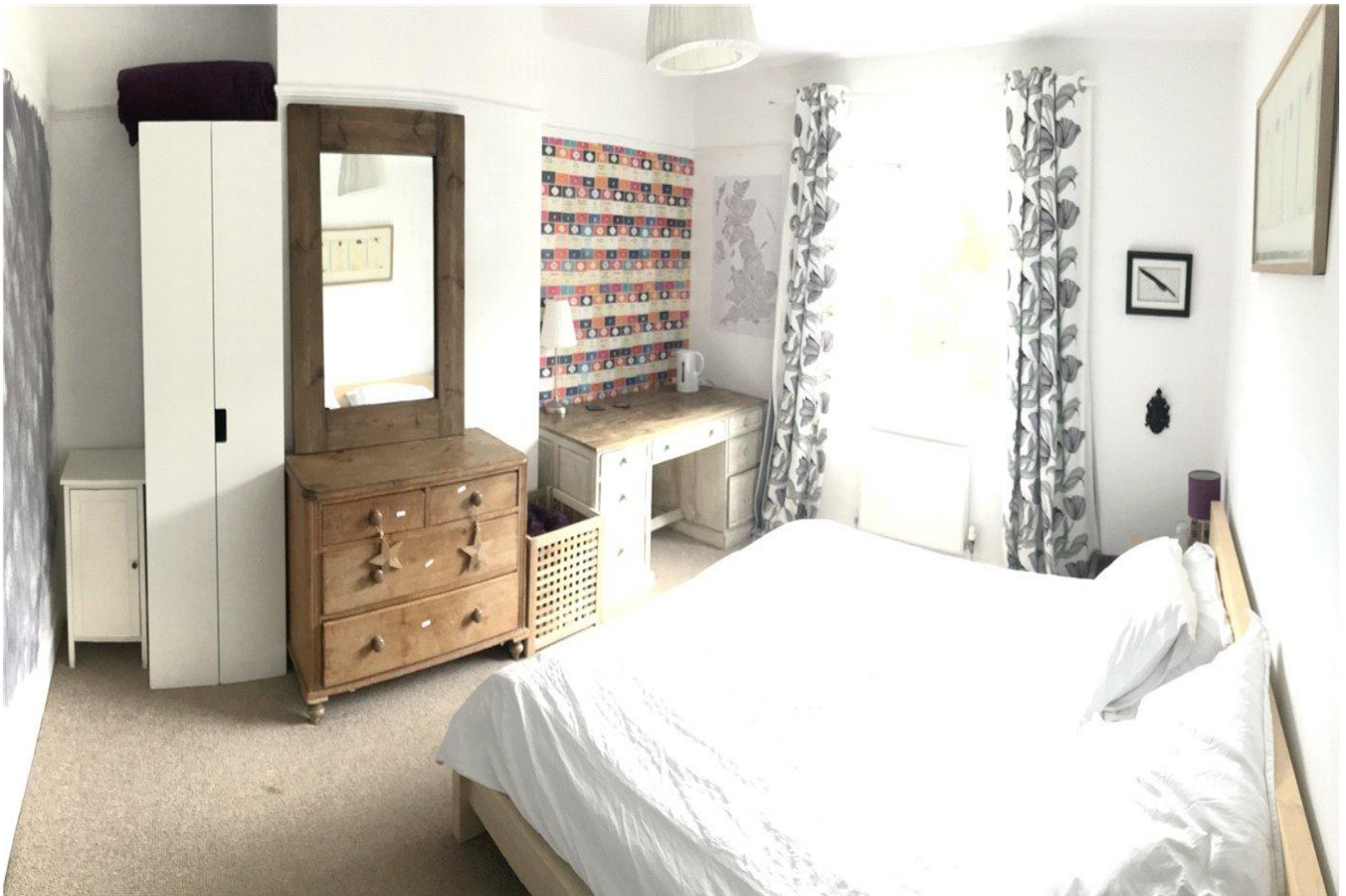


47 St. Johns Road, Bathwick, Bath, Somerset, BA2 6PZ

Asking Price £760,000

3 Bedrooms, Open Plan Ground floor, Bathroom, Planning consent for loft conversion.

Additional 1 bedroom Air BNB self contained apartment,



DESCRIPTION

A 3/4 bedroom 1930's house situated a short level walk from Bath city centre. The property is currently arranged as a 3 bedroom house with a separate apartment which is successfully run as an Air BNB. There is an open plan living/dining room area and a kitchen with a breakfast bar which leads to a rear utility. Upstairs there are 3 bedrooms and a bathroom and there is existing planning consent for a loft conversion.

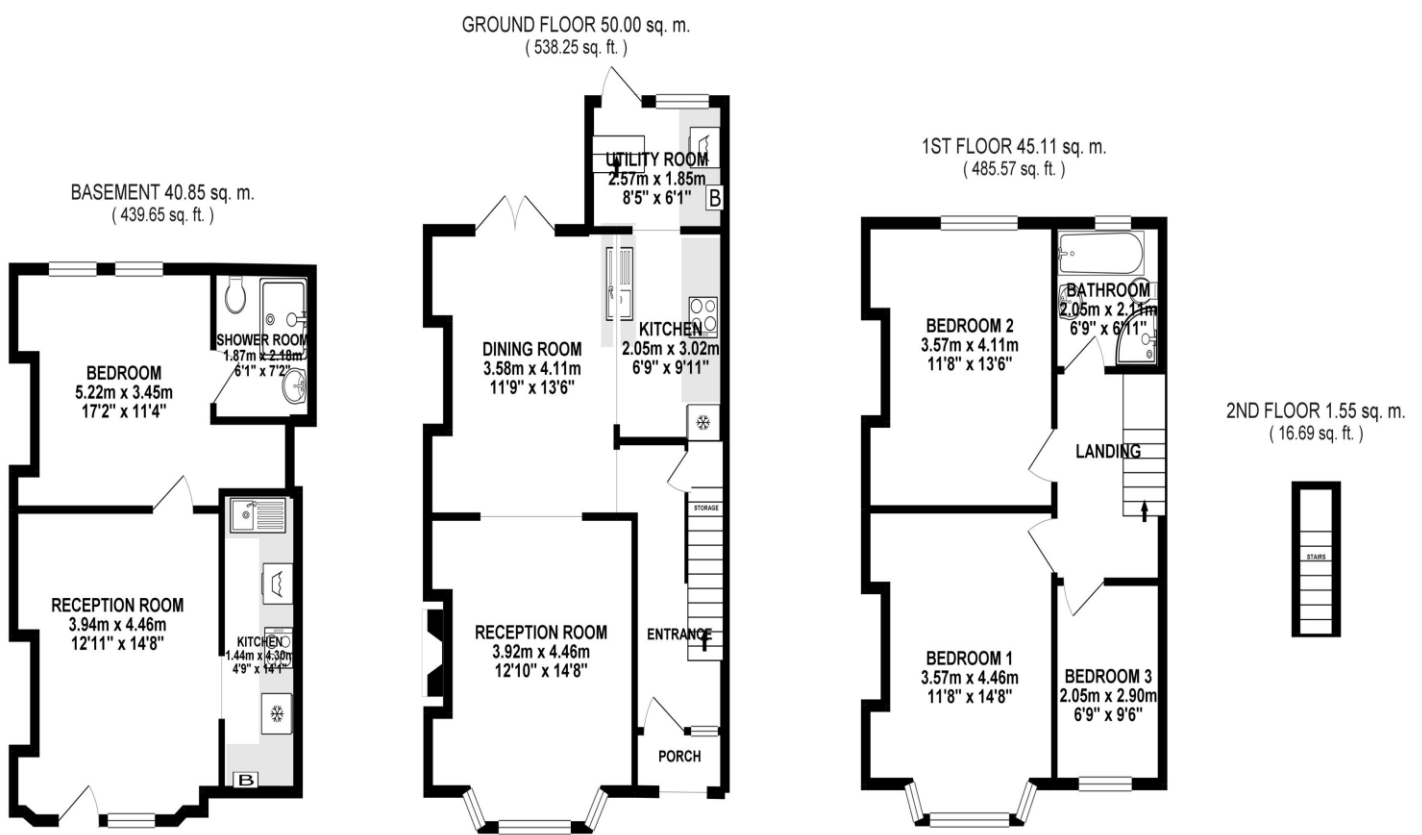
The apartment is situated on the lower ground floor with a separate staircase access at the front of the house. The flat comprises a bedroom (en suite) and living area with a kitchenette.

There are also front and rear gardens and resident's parking is available.



LOCATION

This wonderful period home is situated in the very centre of Bath. It is situated a 10 minute walk to 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 many of Bath's excellent schools (State & Private). 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)



TOTAL FLOOR AREA : 137.51 sq. m. (1480.17 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX- Band D
LOCAL AUTHORITY - Bath & Northeast
 Somerest Council
TENURE- Freehold

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