

ST. MARK'S ROAD



Winkworth





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WIDCOMBE, BATH BA2

Entrance Hall | Living Room | Shower room | cloakroom | 3 Double Bedrooms | Family bathroom
Residents parking permits available | Front & Rear Gardens with private parking space

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.

Bath office

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Winkworth

See things differently.

DESCRIPTION

St. Mark's Road is a sought-after location within a short walk of the city centre and the lovely boutique pubs, bars, restaurants and shops on Widcombe Parade. This Grade II Listed Georgian three storey terraced townhouse is ripe for refurbishment and has versatile accommodation which lends itself to remodelling. The property retains many period features and has the benefit of private off street parking.

The property is accessed via the parking space and front garden into the entrance hall. Stairs lead from here to the upper floors and there are two doorways leading to both the Living room and the kitchen at the rear. Unusually there is a shower room at this level installed for an elderly occupant who was unable to cope with the stairs which could be removed to enlarge the kitchen substantially. The kitchen is situated at the rear of the ground floor and looks up at the rear garden. It has a blue AGA and houses the gas fired boiler. The partition has been knocked through to allow access from the kitchen into the Living room at the front of the ground floor accommodation. The Living room has a Victorian style cast iron Fireplace and a large classical Georgian sash window overlooking the front garden. There is also a cloakroom by the back door which leads to the rear garden.

Upstairs the accommodation comprises, on the first floor, the main drawing room (in Georgian times) which is usually utilised as the master bedroom and has a large sash window with views across the city. The main family bathroom which is also at this level is spacious and has lots of scope for modernising.

On the upper floor we find two further double bedrooms, one with views over Bath and at the rear Bedroom 3 has views over the rear garden.

OUTSIDE

At the front of the property there is a front garden leading to private parking space leading onto St. Mark's Road. To the rear there is a sloping garden with assorted trees and shrubs and a patio area for Al Fresco dining.

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

Freehold.

SERVICES

Mains gas, water and electrics.

LOCAL AUTHORITY

Bath & Northeast Somerset

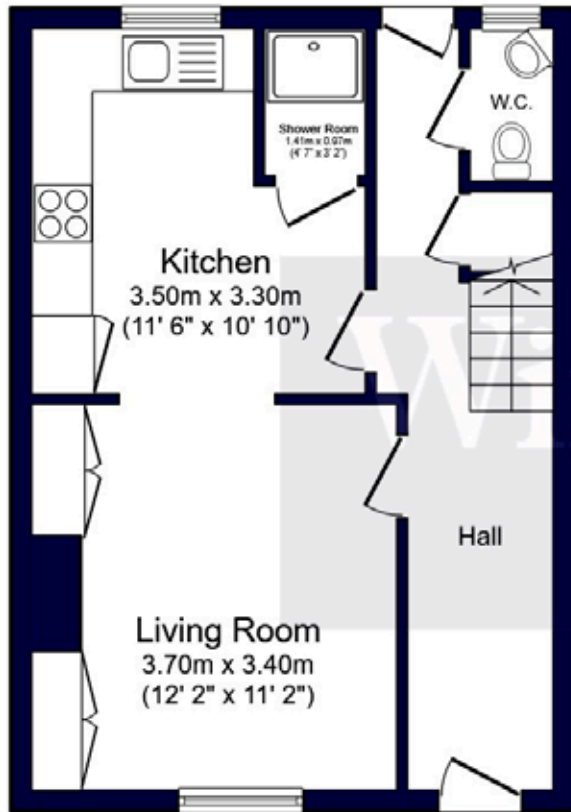
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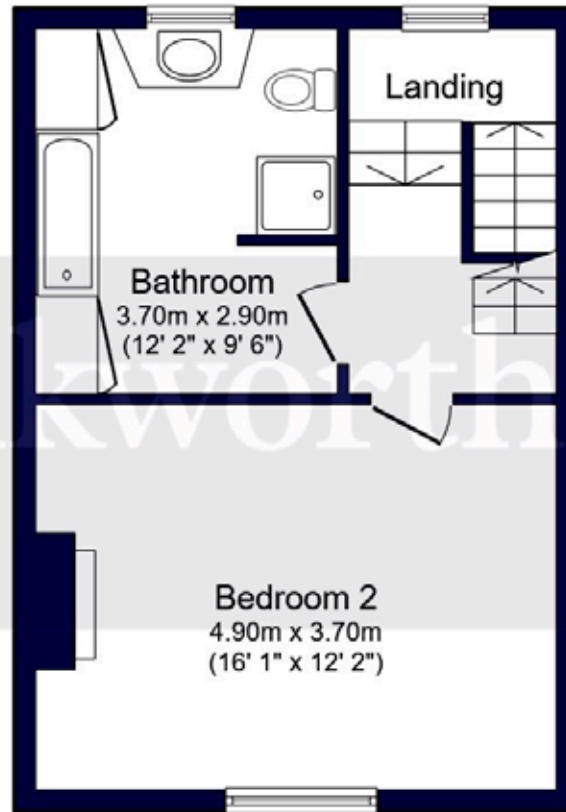
VIEWING

Strictly by appointment with Winkworth.

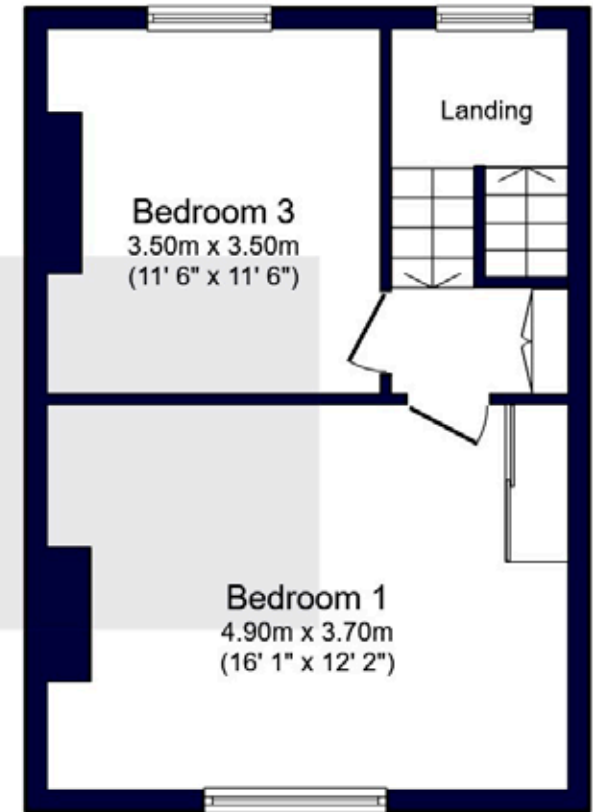




Ground Floor



First Floor



Second Floor

Total floor area 109.5 sq.m. (1,179 sq.ft.) approx





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