



Sydney Buildings Bath BA2 6BZ

A Grade II listed Regency end terrace townhouse situated in one of the most desirable canalside locations in the World Heritage City of Bath

| Entrance hall | Drawing room | Study | Dining room | Kitchen | Utility room | Master bedroom with en suite bathroom | 3 further bedrooms | Family bathroom | 2 Cloakrooms | Pretty garden enjoying canal frontage and rented mooring | Canal boat by separate negotiation |

Situation

Sydney Buildings is a quiet tributary off Bathwick Hill with a select number of properties backing onto the Kennet and Avon Canal. It is also very close to the local amenities on Bathwick Hill which include a Tesco Metro, Myrtle Mee, the florist, and Dexters, a great little coffee shop. The City Centre is within walking distance and has an abundance of culture, restaurants, shops, educational and leisure facilities. Furthermore, Bath Spa mainline railway station is easily accessed from Sydney Buildings and has direct links to London Paddington, Bristol and the South West.

Description

Ground Floor - Period door with glazed panel above.

Entrance hall - Ornate moulded ceiling cornice and rose. Sanded waxed floor. Staircases to the lower and upper floors.

Study - Ornate ceiling cornice and rose. Marble fireplace surround. Two alcoves with shelved cupboards and bookshelves over.

Drawing room - Ornate moulded ceiling cornice and rose. Period marble fireplace surround to open fireplace. Twin alcove cupboards with built-in shelving. Deep square bay with windows overlooking the garden, canal and city beyond.

Lower Ground Floor

Hall - Solid bamboo floor throughout. Under stair alcove, cloaks space.

Utility room - Butler's sink. Zanussi washer/dryer. Fitted cupboard and shelving.

Dining room - Moulded ceiling cornice. Period timber surround to stone open fireplace with woodburning stove. Two alcoves with upper glazed shelved cupboards. Store cupboards under. Deep square bay window with windows overlooking the garden.

Archway to Kitchen - Oak worktops with inset sink with mixer tap. Base units providing a range of drawers and cupboards. Range of wall cupboards. Alcoves with upper glazed cupboards with drawers and cupboards under. Appliances include a Zanussi fridge-freezer, Beko dishwasher, Smeg electric oven and Baumatic 5 ring gas hob. Eastwood gas fired range cooker.

Rear entrance lobby - Door to cloakroom and door to garden.







First Floor

Landing - Moulded ceiling cornice. Door to cloakroom.

Master bedroom - Deep square bay with windows overlooking the garden, canal and City beyond. Moulded ceiling cornice. Period marble fireplace surround. Two double built-in wardrobes. Built-in store cupboard, currently housing the Megaflow hot water tank.

En suite bathroom - Oval hand basin set in marble surround with cupboards under. Panelled bath with shower over.

Bedroom 2 - Moulded ceiling cornice. Period marble fireplace surround. Two built-in wardrobes with locker cupboards over.

Second Floor

2 further bedrooms.

Family bathroom - Panelled bath and separate shower cubicle with shower unit. Velux double glazed window.

Externally

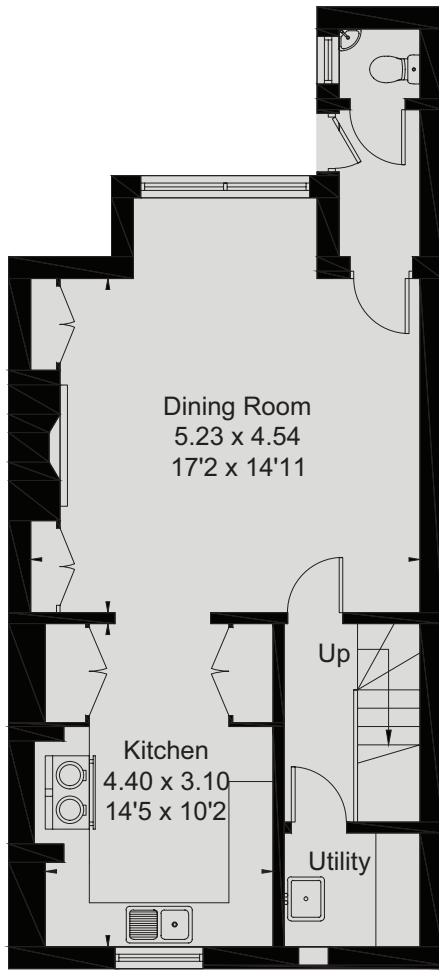
West facing rear garden enclosed by wall and iron railings, enjoying the best views over the canal towards Bath Abbey and the city beyond. Part paved, part lawned, with some cultivated borders and beds stocked with various shrubs, fruit trees and flowers. Garden tap. Garden shed. Implement store. Side gate and footpath giving access to the road and steps down to the canal bank mooring which is rented from British Waterways.

General Information

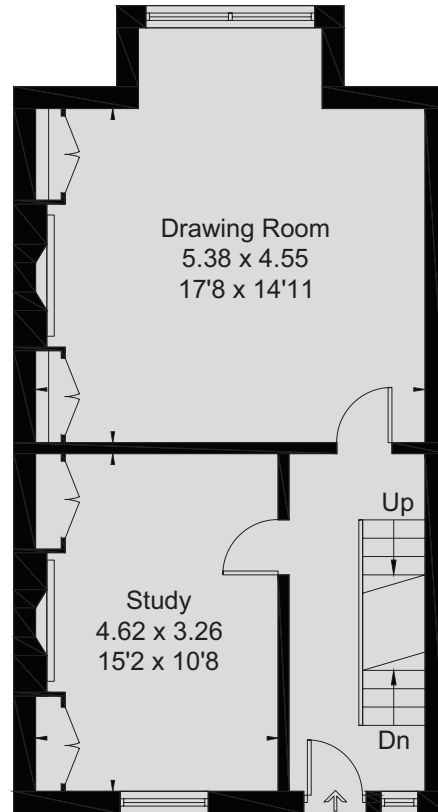
Bath & North East Somerset Council. Council Tax Band G. Mains services connected. The tenure is Freehold. The mooring is rented from British Waterways at £543 per annum - renewal in 2024. Canal boat by separate negotiation.



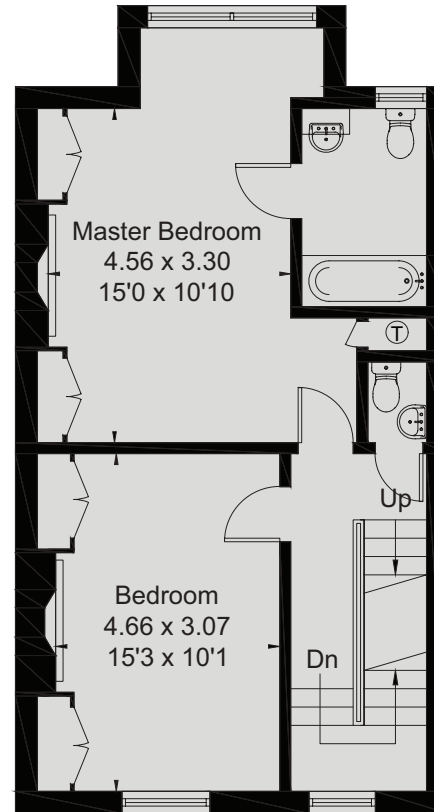
Approximate Area = 194.1 sq m / 2089 sq ft
Including Limited Use Area (4.5 sq m / 48 sq ft)



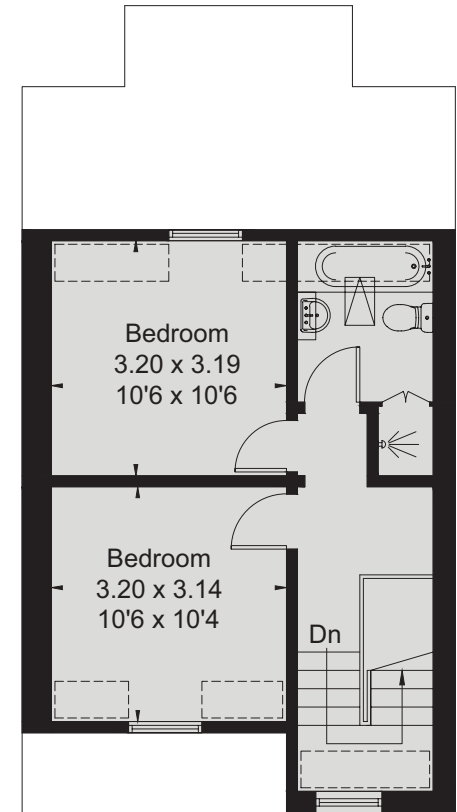
Lower Ground Floor



Ground Floor



First Floor



Second Floor

