

EST ● 1879

# CRISP COWLEY



## 10 Pulteney Mews Bath BA2 4DS

**A well-presented three-bedroom mews house in a prime location offering both garaging and parking, making it an ideal pied-a-terre or rental investment**

| Entrance hall | Sitting/dining room | Study | Kitchen | Master bedroom with en suite bathroom | 2 further bedrooms | Family bathroom | Enclosed courtyard garden | Garage | Parking |

## Situation

Pulteney Mews is located less than half a mile from Bath City Centre. The amenities practically on your doorstep are abundant with all the City Centre has to offer at your fingertips. In addition, Widcombe Parade is a short walk away with its variety of shopping, eating and drinking facilities. 10 Pulteney Mews also benefits from its proximity to Bath Spa train station (approx. 10 minutes' walk) with its direct line to London Paddington, Bristol Temple Meads and the Southwest. By car, the A36 provides access towards Warminster and Salisbury or, alternatively, the M4 is accessible at Junction 18; approx. 25 minutes' drive to the north of the City. Convenience really is the buzz word for the situation of this excellent property. All of Bath's well-regarded schooling options, both North and South of the river, are easily reached from Pulteney Mews.

## Description

Spacious entrance hallway, wooden flooring, double doors with attractive stained glass leading into sitting/dining room, door to garage.

Study, wooden flooring and front aspect.

Sitting room with wooden flooring, period style fireplace with marble surround.

Dining area - two French doors out onto courtyard garden with window shutters to sides.

Pocket doors into modern fitted kitchen with base and wall storage, integrated dishwasher and washing machines, twin sash windows with aspect overlooking courtyard. Built-in Neff electric oven with hob and extractor hood over, space for tall fridge/freezer.

Stairs to first floor.

Principal bedroom overlooking garden. French doors, built-in double wardrobe.

Ensuite bathroom comprising bath, walk-in shower, basin with storage beneath, rear aspect, WC, heated towel rail, tiled floor.

Family bathroom with freestanding bath, WC, basin, walk-in shower, tiled floor, side aspect, heated towel rail, part tiled walls.

Two further bedrooms with wooden flooring (one double, one single), both with attractive front aspect over mews.

## Outside

North/West facing enclosed courtyard garden with raised beds. Garage with twin timber doors, power and light, water. Door into house.

There is also the opportunity to park a car immediately outside the property within the yellow lines, this is approved by the local authority and is of great benefit.

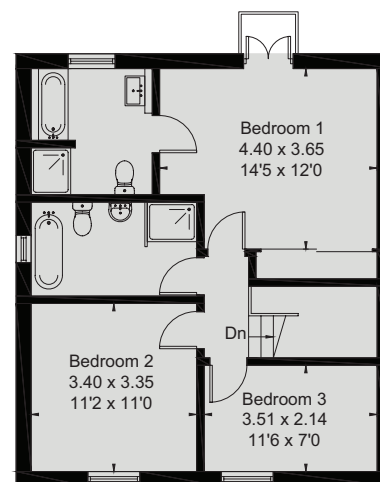
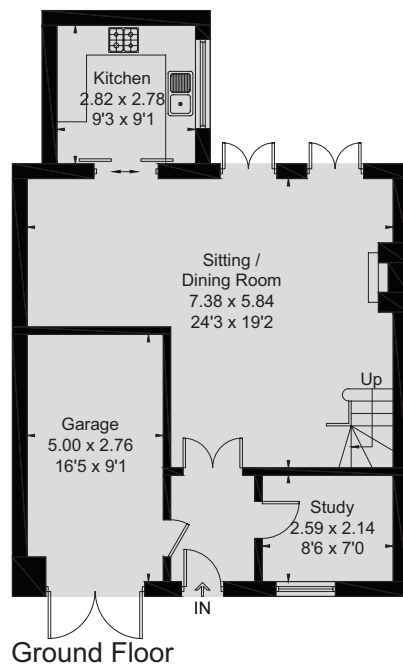
## General Information

Bath & North East Somerset Council. Council Tax Banding is G Freehold tenure.

Mains services connected. Gas central heating.



Approximate Floor Area = 111.5 sq m / 1200 sq ft  
Garage = 13.8 sq m / 148 sq ft  
Total = 125.3 sq m / 1348 sq ft



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