



39 Prior Park Road, Bath, BA2 4NG

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A spacious and well-presented three bedroom Victorian semi-detached property with both a garage and off street parking, located in ever popular Widcombe.

Entrance hall | Drawing room | Sitting room | Cloakroom | Dining room | Kitchen | Utility room | Storage room | Master bedroom with dressing area and ensuite bathroom | Two further double bedrooms | Shower room | Garage | Attractive garden | Off Street parking for 2 cars |

Situation

Prior Park Road is a superb location for those wishing to enjoy not only a flat walk into the City, but also all that Widcombe Parade has to offer including a deli, several cafes, three pubs (of which the White Hart is of particular note), a doctors' surgery, pharmacy and vet; it's pretty much all covered. Across the road from the property is Prior Park Garden Centre which is a joy to visit and buy plants plus they have a sweet little café. Walking to Bath Spa train station for those wishing easy access to either Bristol or London couldn't be easier. Schools in the vicinity include Widcombe Church of England Primary School, King Edwards, The Paragon, Prior Park and Monkton Combe. There is easy access to Ralph Allen and to the University of Bath with its world-class sports facilities which are open to the public.

Description

39 Prior Park Road is a beautiful Victorian semi-detached with 2110 sq ft of beautifully presented accommodation across four floors. It is a very handsome house and many period features remain.

From the front driveway stairs lead to a front covered entrance porch. Entrance hall with coat hanging. Guest cloakroom with WC and wash hand basin. Drawing room with excellent ceiling height and three window bay with a lovely front aspect over garden and driveway, original window shutters, feature fireplace with gas fire insert, ornate original cornicing and ceiling rose, impressive wedding doors connecting into the sitting room. Sitting room with attractive rear garden views, sash window, fireplace with gas fire insert, ornate ceiling rose and cornicing.

Stairs to lower floor leading to spacious well-equipped kitchen which is open plan to the dining room. The kitchen has an extensive range of base and wall storage with granite worktops over, a large central island with storage under and integrated electric oven. Fitted gas range cooker with 5 burners and extractor fan over. Double sink. Integrated Bosch dishwasher. Twin sash windows with attractive aspect over rear gardens, stone flooring, door to rear gardens. The good-sized dining room is open plan to the kitchen, with three windowed bay incorporating a lovely window seat arrangement with a lovely front aspect over the planted front garden, with a real sense of privacy to it all. Stone flooring. Utility and larder storage room, plumbing for washing machine. Plant room housing a 'Megaflow' pressurised cylinder, stone flooring.







Stairs to first floor landing, passing a cupboard housing Worcester CH boiler (newly fitted in 2022 and serviced this year). Wonderful principal bedroom suite with great feeling of space, a feature fireplace, twin sash windows with front aspect, built in storage either side of chimney, further extensive range of built in wardrobes in dressing area with cupboards over, double doors to ensuite. Luxurious ensuite comprising freestanding claw foot bath with mixer tap and hand shower attachment, impressive walk-in shower with both overhead and hand shower attachments, fully tiled walls. Linen storage cupboard, chrome heated towel rail. Large sink unit flanked by wall lights. Sash window to rear with views over garden, wooden flooring.

Stairs to second floor. Two further double bedrooms front and rear. Guest shower room with enclosed shower with sliding screen, wash hand basin, WC, chrome heated towel rail, sash window to side, built in storage shelving, wooden flooring.

Externally

Garage with up and over door access and power and light, door to rear garden.

Off street parking for two cars.

Attractive rear garden with a good feeling of privacy and lower terraced area with space for a table and chairs, stairs leading to upper patio area. Top garden level with established side borders. Seating/barbecue area. External lighting.

General Information

Bath & North East Somerset Council. Council Tax Band G.

The tenure is a long leasehold of 4990 years from 1 January 1877 with a ground rent of £6 per annum.

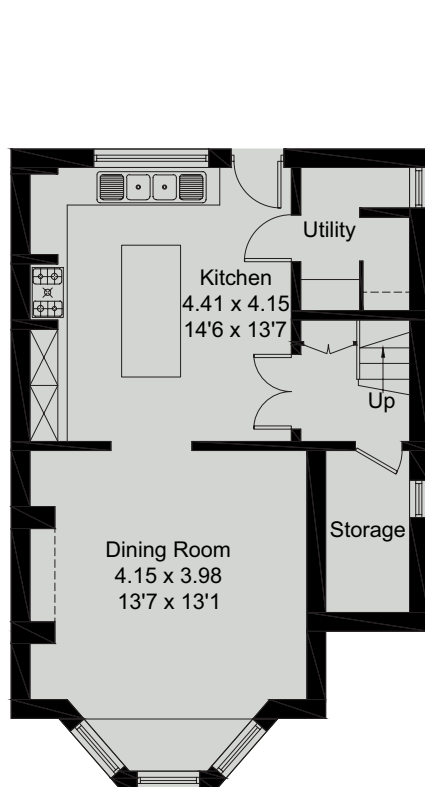
Mains services connected.



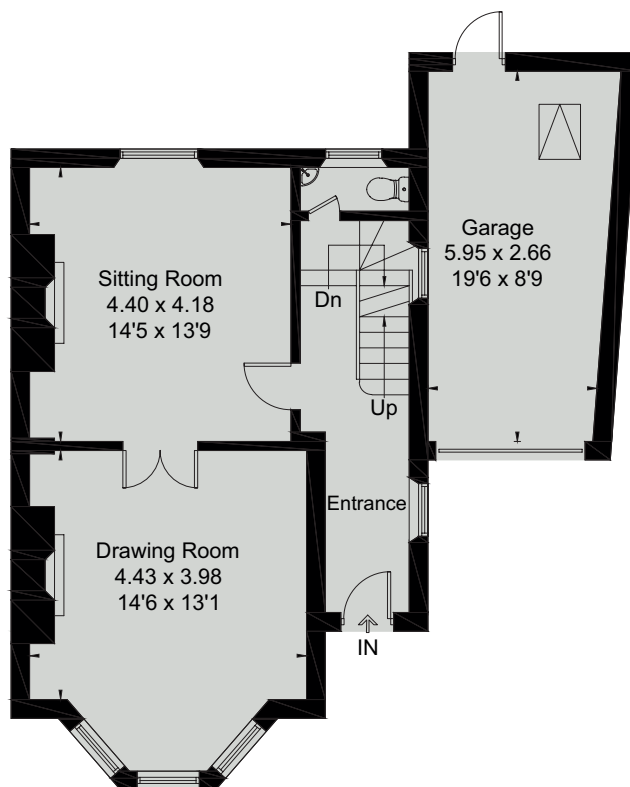
Approximate Floor Area = 196.0 sq m / 2110 sq ft

Garage = 17.2 sq m / 185 sq ft

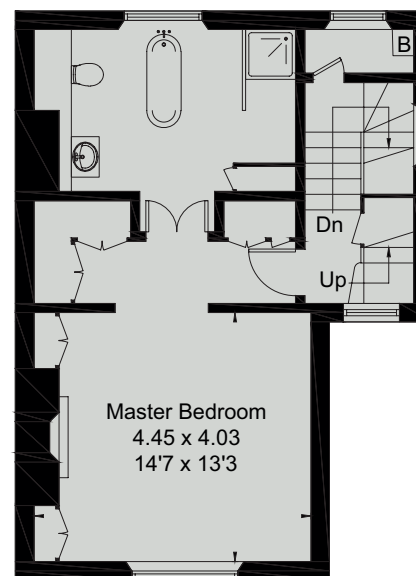
Total = 213.2 sq m / 2295 sq ft



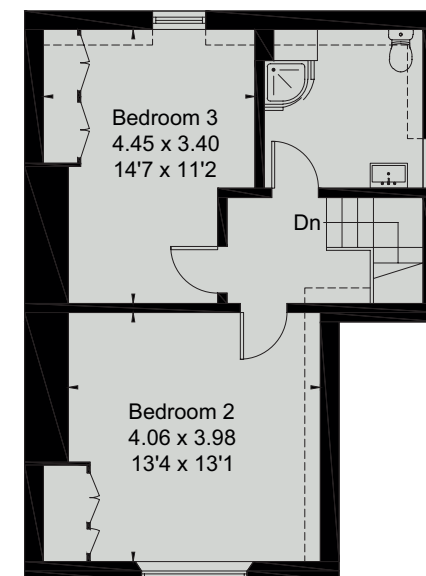
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor

