



7 Western Terrace, Victoria Bridge Road, Bath, BA2 3FQ



## 7 Western Terrace, Victoria Bridge Road, Bath, BA2 3FQ

**A superb example of one of these popular townhouses which forms part of the prestigious and award-winning Bath Riverside development**

| Entrance hall | Kitchen/breakfast room | Cloakroom | Sitting room open to Dining room with balcony | Master bedroom suite with en suite bathroom, dressing area and balcony | 3 further bedrooms (1 en suite) | Family bathroom | Private decked terrace | Garage | Additional private parking space |

### Situation

Set on the banks of the River Avon, Bath Riverside enjoys a level walk or cycle along a car-free towpath into the heart of the City – direct to the train station and bus terminal. It forms part of the Kennet and Avon cycle route which will also take you out to Bristol. Bath has a good selection of schools including King Edward's, Monkton Combe, Prior Park, Kingswood and The Royal High School. Also, within easy reach are Bath University and the Wessex Water headquarters. Bath is a World Heritage Site famed for its Georgian architecture and enjoying an excellent range of shopping facilities, together with many other amenities including several fine restaurants, Theatre Royal and Thermae Bath Spa. Mainline rail services from Bath Spa connect to London/Paddington (approximately 90 minutes journey time) and Bristol (approximately 15 minutes). The M4 (Junction 18) is conveniently accessed some 10 miles to the north of the City.

### Description

Built in 2015, Western Terrace represents the finest properties at Bath Riverside development. These houses provide a high level of luxury in modern townhouse living yet are situated in a World Heritage City. Our clients have lived in the house occasionally as it very much a second home and, as such, the house still presents to a very high standard commensurate with being a new build.

The property is entered into a generous entrance hall. To the left is a door through to the integral garage which houses the Eon heating system. At the far side a cupboard houses the electric consumer unit. There is an automatic up and over garage door to add to the convenience.

At the far end of the hall, to your right side, is a good-sized coats cupboard which houses the broadband wi-fi connections plus a washing machine. On the opposite side of this you find a very generous cloakroom.

The kitchen/breakfast room is at the rear of the property and is filled with light, given its west facing aspect. It is fitted with an attractive range of grey contemporary style units which are topped with Silestone worktops. There is a very useful peninsula breakfast bar, but also plenty of room to dine in the kitchen.











Appliances are well specified and include four Siemens ovens; two conventional, one microwave and a steam oven. There is an integrated fridge freezer, a Siemens dishwasher and an under-counter wine cooler in the peninsula. A Quooker hot tap completes the specification. Large glazed doors open to the private terrace which is particularly attractive.

An attractive oak staircase leads to the first floor which is simply superb and comprises both a sitting room and open access to the dining room. The orientation is east-west and there is a balcony off the dining room which is a great spot to enjoy the sunshine.

On the second floor are three bedrooms, one of which has an en suite shower room. In addition, there is a family bathroom. All the bathrooms are fitted with high quality fittings including Hans Grohe sanitary ware.

The master bedroom suite is truly wonderful; spanning the whole of the top floor. It benefits from its own private balcony as well as a bathroom and extensive dressing area with built-in wardrobes.

#### **Outside**

The rear terrace really is very attractive. To the right side is a timbered raised bed which is planted with bamboo to create an attractive and natural screen. The decked area provides plenty of space for alfresco dining.

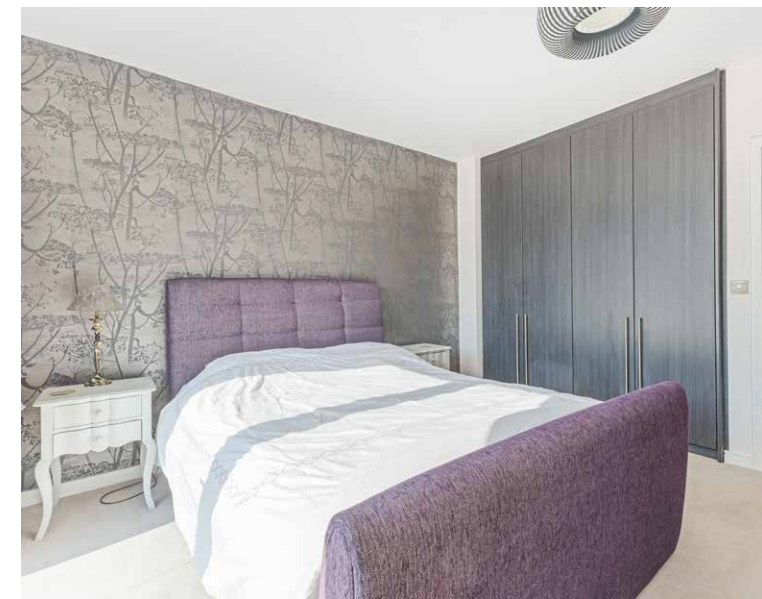
In addition to the garage, our clients have an extra private parking space.

#### **General Information**

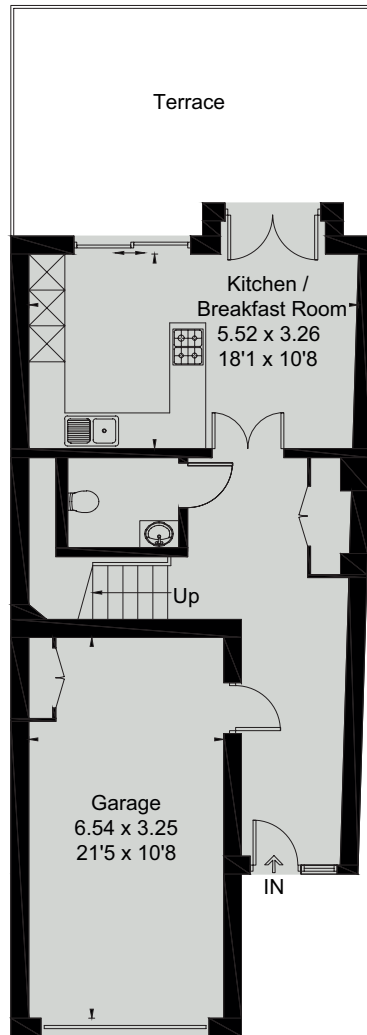
Bath & North East Somerset Council. Council Tax Band G.

Freehold tenure.

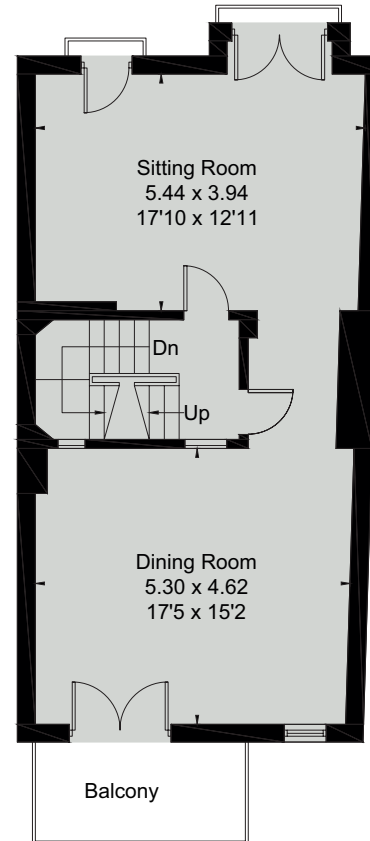
Mains services connected. Heating and hot water via Eon network Heat Interface unit (HIU).



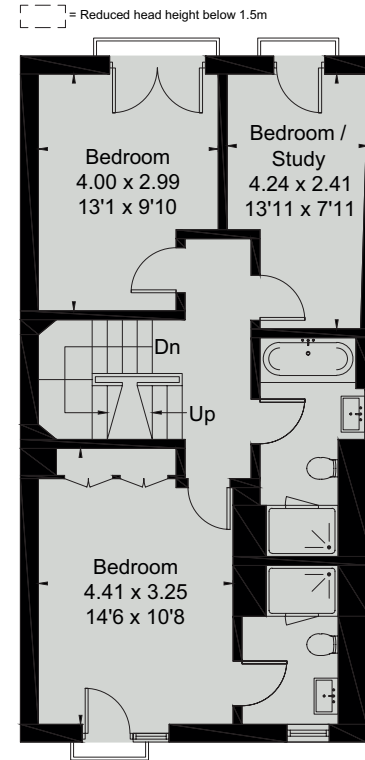
Approximate Floor Area = 209.1 sq m / 2251 sq ft  
 Garage = 20.7 sq m / 223 sq ft  
 Total = 229.8 sq m / 2473 sq ft



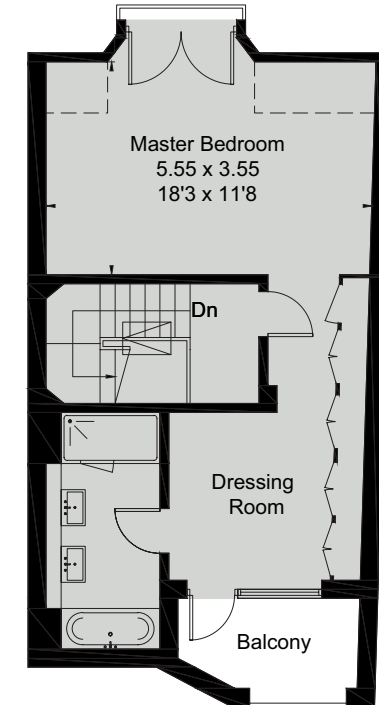
Ground Floor



First Floor



Second Floor



Third Floor



