

EST ● 1879

# CRISP COWLEY



14 Pulteney Mews, Bath, BA2 4DS

**A two-bedroom mews house in need of updating situated in a prime Bath location and offering 1,394 sq. ft. of accommodation and a car port, making it an ideal pied-a-terre or rental investment opportunity**

| Entrance hall | Garden room/study or third bedroom | Guest cloakroom | Dining room | Kitchen | Spacious living room | Master bedroom ensuite | Further bedroom ensuite | Enclosed courtyard garden | Car port |

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. 14 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 South West. 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

Entrance hallway.  
Dining room with southerly aspect overlooking the mews.  
Kitchen with base and wall storage, rear aspect over courtyard garden, two built-in electric ovens, space and plumbing for washing machine and dishwasher, four-ring gas hob with electric cooker hood above.  
Guest cloakroom with WC and hand basin.  
Garden room/study or bedroom three with French doors out to West facing courtyard garden, security shutters.  
Stairs to first floor.  
Spacious living room with southerly aspect over mews and French doors out onto a small balcony.  
Double bedroom with dual aspects and built-in wardrobes.  
Ensuite bathroom comprising bath with mixer shower over, WC, basin and bidet, heated towel rail, wall mounted storage with light and shaver socket.  
Stairs to second floor landing space with cupboard housing hot water cylinder.  
Master double bedroom with southerly aspect over mews, extensive range of built-in wardrobes.

Ensuite bathroom with rear aspect comprising bath, basin, WC and bidet, heated towel rail.

Outside

Private walled courtyard garden.  
Secure gated carport with parking for one vehicle and range of storage at one end. 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.

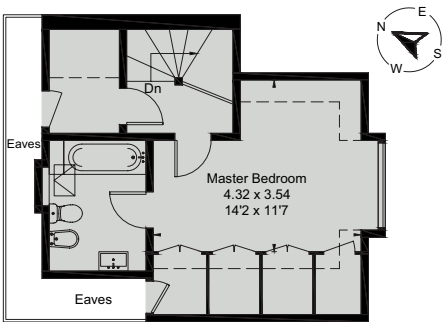
General Information

Bath & North East Somerset Council. Council Tax Band G.  
Freehold tenure.  
Mains services connected.  
Gas central heating.  
Immediate vacant possession.

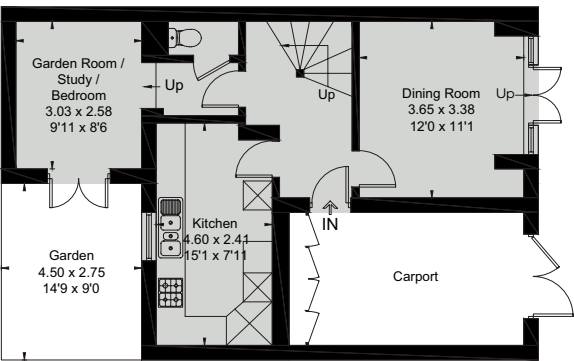


Approximate Floor Area = 129.5 sq m / 1394 sq ft

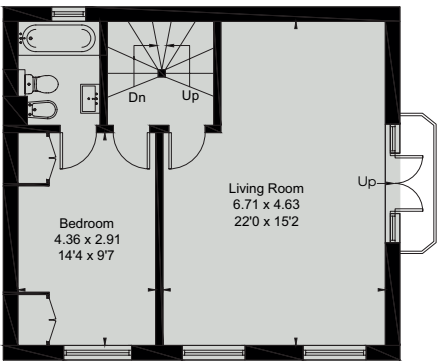
[ ] = Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

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**CRISP  
COWLEY**

TEL: +44 (0) 1225 789333  
WOOD STREET  
BATH BA1 2JQ  
CRISPCOWLEY.CO.UK

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