



10, St Mark's Road, Widcombe,
Bath. BA2 4PA

Guide Price: £700,000



3 bedrooms



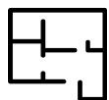
Bathroom, and downstairs cloakroom



Front and rear gardens



Off Street Parking and Resident's Parking Zone



1281 Sq. ft. / 119 Sq. m.

The Property

- Grade II listed Georgian townhouse
- No onward chain
- Ready for refurbishment
- Lots of period character
- Huge benefit of off-street parking space and Resident's Parking Zone
- Potential to extend (subject to planning and Listing permissions)

The Location

- Minutes from the city of Bath
- In the heart of sought-after Widcombe
- Widcombe Infants' and Juniors' Schools 0.4 miles
- 0.2 miles to Bath Spa Railway Station
- Close to independent shops and cafes of Widcombe High Street
- Lovely semi-rural walks nearby





Description: Situated in this hugely sought-after no-through road, this charming Georgian townhouse offers an excellent opportunity for buyers looking to modernise their next home.

Ground Floor: The property begins with a lovely, level front garden leading to the front door. The hallway features the bonus of a ground floor cloakroom and access to the rear garden. The charming sitting room comprises a multi-pane sash window with a lovely outlook over the front garden, cast-iron fireplace and space for a small dining table whilst the bright kitchen enjoys a sash window to the rear, a selection of modern store cabinets, Vaillant GCH boiler and attractive Dark Blue Aga.

First Floor: The landing opens to the sitting room /bedroom 2 and the family bathroom. The former looks out to St Mark's Road with glimpses of the city. It is suitable either for use as a formal sitting room or double bedroom and is fitted with attractive fireplace and sash window. Behind, the traditional and generous family bathroom comprises a bath, mobility shower, hand basin and WC.

Second Floor: At top floor level are 2 further bedrooms. Elegant bedroom one is a spacious double room again with an excellent view towards the city, whilst bedroom 3 is a smaller double room taking in lots of light from the southerly rear aspect.

Outside: To the front there is the distinct bonus of an **off-street parking space** and a broadly level access via Welsh slate chippings and a patio seating area to the front door. The Southerly facing rear garden begins with a white-washed courtyard area perfect for alfresco dining and then continues via a number of steps up to a small, railed patio and a rear banked area which has shrubbery and trees.

Nb: Some owners have extended into the rear courtyard (subject to planning/ listing permission).





Ground Floor
Approximate Floor Area
427 sq. ft
(39.64 sq. m)

First Floor
Approximate Floor Area
427 sq. ft
(39.64 sq. m)

Second Floor
Approximate Floor Area
427 sq. ft
(39.64 sq. m)

Approx. Gross Internal Floor Area 1281 sq. ft / 119.00 sq. m

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.
This plan is for illustrative purposes only and is not drawn to scale.
Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.

Directions: Take the A36 South (Pulteney Road) with the river and railway on your right towards Widcombe. Once through 2 sets of traffic lights, turn left onto Lyncombe Hill and then immediately right onto St Marks Road where the property is found mid-way on the left.

