



Spacious and well-presented Victorian house.

Pulteney Gardens, Bath

Freehold





6 En-Suite Bedrooms with newly fitted shower rooms•2 Bedroom owner's/manager apartment•Breakfast/Guest Lounge•On-site parking for 3 cars and garage•Potential to convert back to residential use (subject to planning)

Avon Guest House

Entrance hall, bay fronted sitting room, kitchen/breakfast room, six bedrooms all with en-suites, owner's accommodation with two further bedrooms, utility room and ground floor cloakroom, garage, Parking, Garden.

Description

This period home is currently run as a Guest House (C1 use class) with six en-suite bedrooms. However, the property has huge potential, subject to getting the necessary consents, to convert back into a residential house. The rooms are of excellent proportions and provide versatile accommodation over three floors.

Guest Accommodation

Current guest accommodation is provided across 6 en-suite bedrooms, each benefitting from recently fitted shower room suites. All bedrooms are either double or twin.

Public Areas

The guest house currently has one reception room which can be used as a breakfast room or guest lounge.

Current Owner's Accommodation

Owner's accommodation is set over a good sized kitchen/diner with lounge, two double bedrooms and a bathroom. The utility room gives access to the courtyard garden and garage.

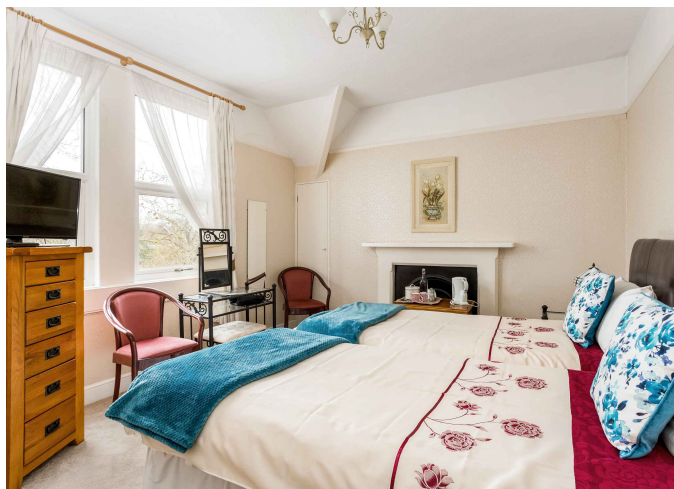
External Extras

There is a rear garden with a shed and rear access, as well as off-street parking for 3 cars and a garage.

Contact

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Situation

Pulteney Road is conveniently located approximately 0.5 miles from Bath's city centre. There is an abundance of amenities including all of which the city centre has to offer. Widcombe Parade is also approximately a five minute walk to the west and provides a wide variety of shops, restaurants and cafés. There is easy access to the Kennet & Avon Canal towpath and the beautiful Bathwick Meadows.

All of Bath's schooling options, both north and south of the river, are accessible from Pulteney Road. Pulteney Road also benefits from its proximity to Bath Spa train station (10 minutes' walk) with direct lines to London Paddington, or Bristol Temple Meads. The nearby A36 provides access towards Warminster and Salisbury.

Tenure

Freehold.

Energy Ratings

EPCs are available upon request.

Trade

The business is currently owner operated and has a track record of profitability. Detailed trading information is available upon request to interested applicants.

TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Bath & North East Somerset Council, Lewis House, Manvers Street, Bath, BA1 1JG
Tel: 01225 39 40 41
council_connect@bathnes.gov.uk

Rateable Value and Council Tax
Guesthouse - £6,500 for the guest house and premises.
Owners' accommodation - Council Tax Band C.

Energy Performance

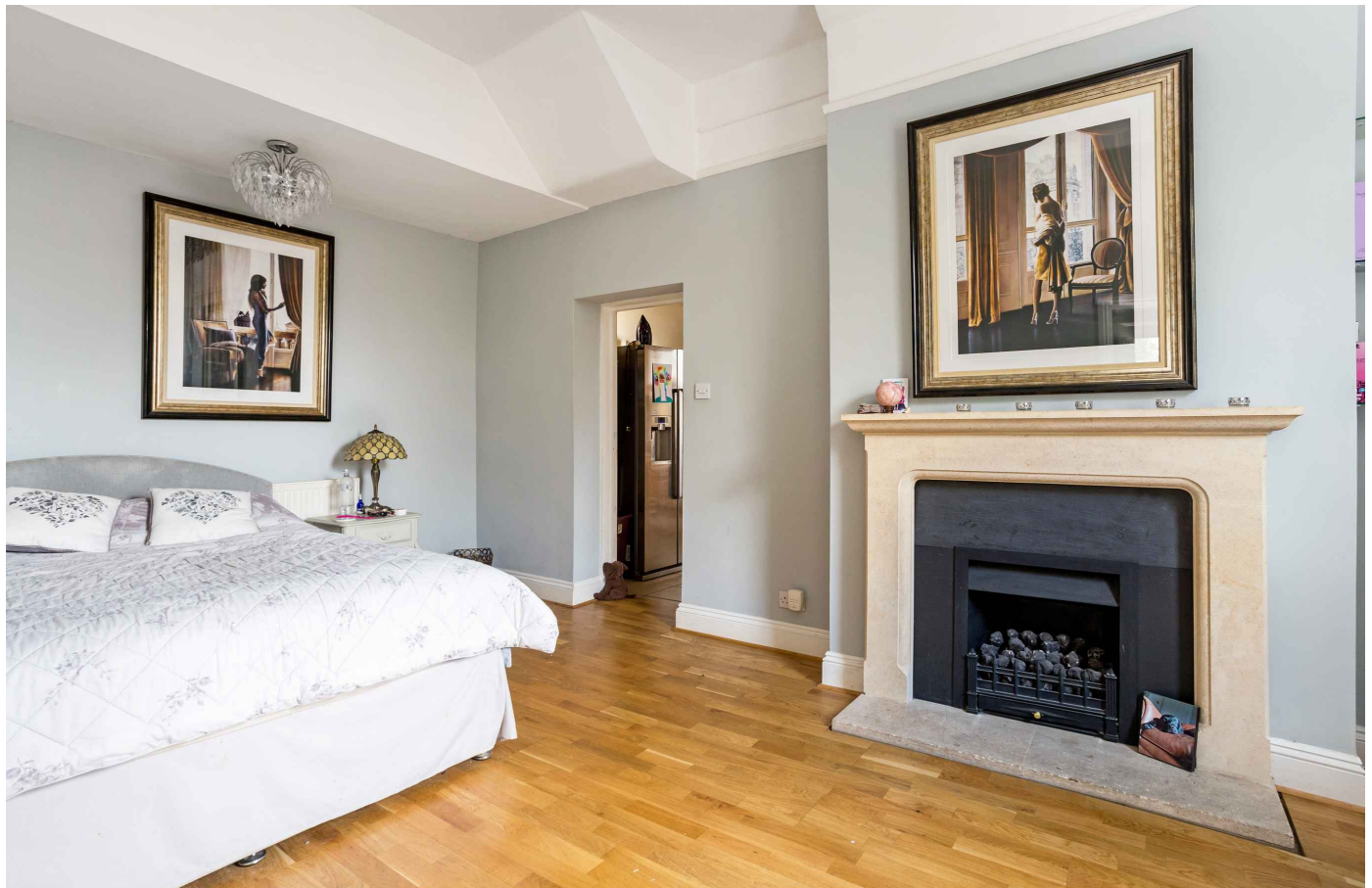
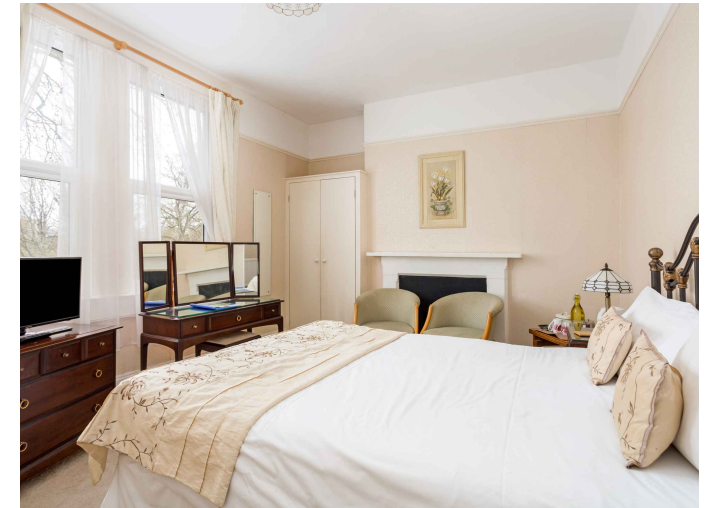
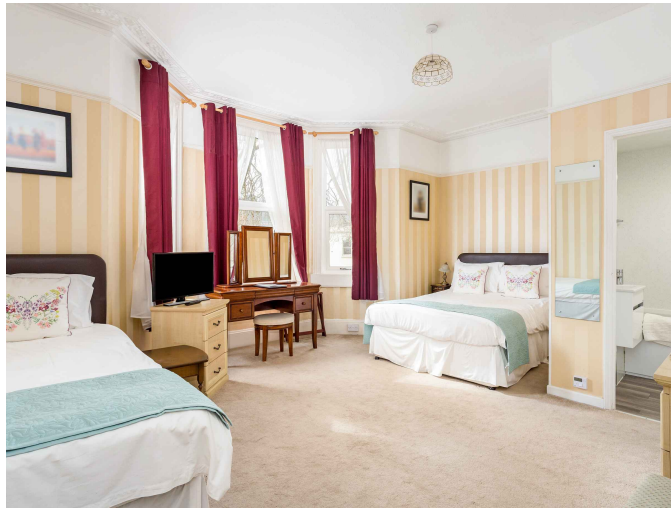
A copy of the full Energy Performance Certificate is available upon request.

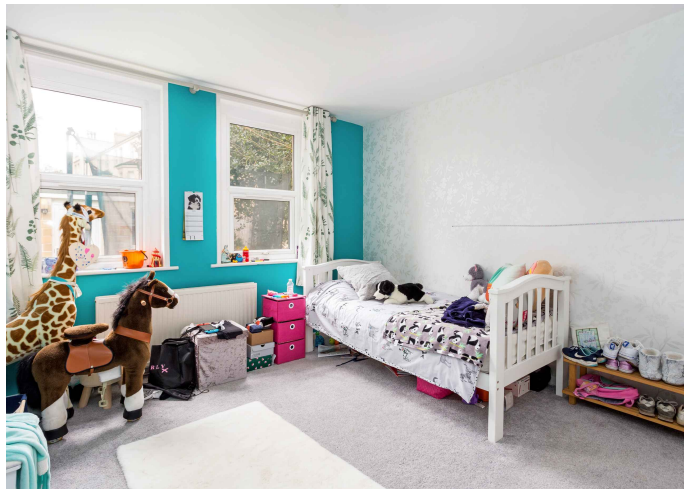
Viewing

Strictly by appointment with Savills.

Services

All mains services are connected.

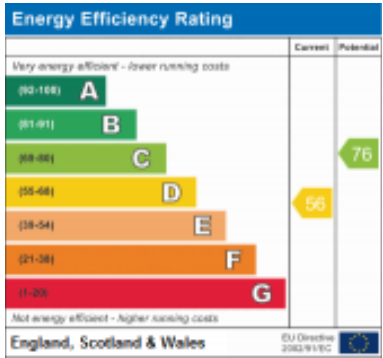




Approximate Area = 283.2 sq m / 3048 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 299 sq m / 3218 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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