



11 LONGMEAD TERRACE

Bath, Somerset



A FOUR BEDROOM TOWNHOUSE IN THE PRESTIGIOUS RIVERSIDE DEVELOPMENT.

Ground Floor: Hallway | Kitchen | Dining Room | Utility Cupboard | WC

First Floor: Living Room

Second Floor: Principal Bedroom Suite | Bedroom/Study | Bathroom

Third Floor: 2 Bedrooms (1 Ensuite) | Bathroom

Outside: Balcony | Rear Garden | 2 Allocated Parking Spaces

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Postcode: BA2 3WN

Services: We are advised that mains water, electric and drainage are connected to the property as well as community heating network. Roof solar panels and 5kW battery installed in 2025. 7kW EV charge point.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band F

Method of Sale: Freehold

Viewings: Strictly by prior appointment with the Knight Frank, LLP



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 towards Bristol. Built over five years - 2013-2018 - Bath Riverside is an attractive development close to the city centre, with generous communal spaces and an active community.

Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and Thermae Spa. There is an excellent range of private and state nurseries and schools, catering for all age groups.

Distances:

Bath Spa Railway Station 0.8 miles

Bath City Centre 0.5 mile

M4 (Junction 18) 10 miles

Bristol 17 miles (All distances are approximate).



THE HOUSE

Built in 2016, number 11 Longmead Terrace is an immaculate, four-storey, four-bedroom modern townhouse, close to the city centre. It is on a quiet, tree-lined road with private parking. The house is part of the Bath Riverside development.

Inside, the ground floor has high ceilings and tiled flooring that flows through all the spaces on this level. It's a light-filled house that benefits from large windows at the front and rear, as well as a skylight on the top floor.

The kitchen has units along two walls, with a generous selection of cupboards. Siemens appliances are fitted - an induction hob and two ovens, as well as built-in white goods. The kitchen connects directly with the dining room - an attractive space with views to the garden. Glazed doors can be opened the width of the room, connecting the indoors and outdoors in good weather. There's access to a handy, under stairs cupboard and back into the hall, where there's also a large utility cupboard with washing machine, etc) and a WC/cloakroom.

The living room occupies the whole of the first floor - spanning from the front to the rear of the house. It has a luxe feel, with pale carpeting, fitted shelving and subtle lighting. A pair of French windows open to a balcony at the front of the property.

Up to the second floor, the principal bedroom features a dressing area and a slick bathroom with both shower and bath. A second bedroom is on this floor, currently set up as a study/office.

The third floor features two generous bedrooms, one has an ensuite shower room, and a family bathroom.

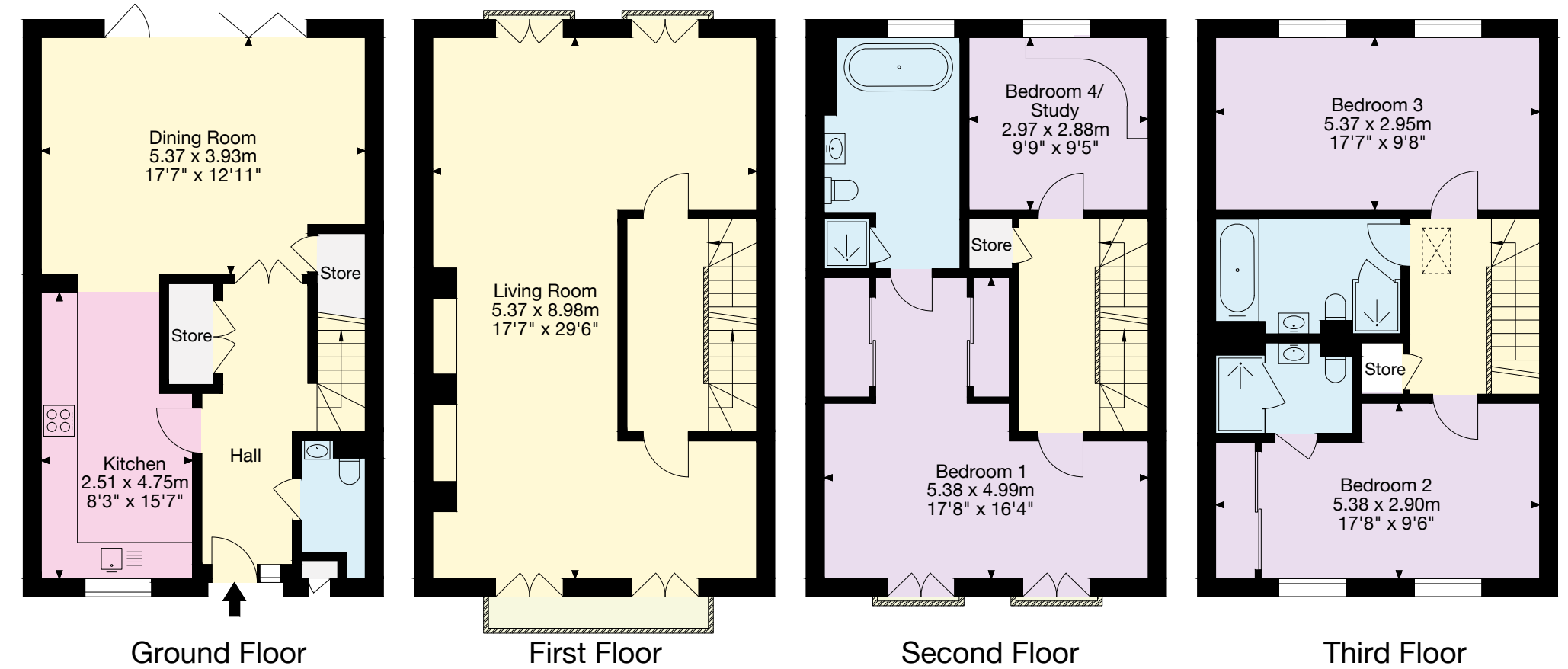


GARDENS & GROUNDS

The rear garden is mostly paved, with raised flower beds along the boundary trellis and fencing. A small shed is tucked away in one corner and there's plenty of room for outside dining/relaxing.

Elizabeth Park, an open green area, is shared by residents who form part of a strong community.

<https://www.riversidecommunityvoice.org.uk/about>)



Gross Internal Area (Approx.)
Main House = 192 sq m / 2,066 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Charlie Taylor
01225 325 997
charlie.taylor@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

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