



A BEAUTIFULLY RESTORED TOWNHOUSE IN THE CITY WITH ROOF TERRACE VIEWS OF THE COUNTRYSIDE

Ground Floor | Hallway, Under stairs storage

First Floor | Kitchen, Living/Dining Room, Outside Roof Terrace

Second Floor | Main Bedroom, En suite

Third Floor | 2 Double Bedrooms, Bathroom



EPC

3 2 1 E

Services: Mains water, electricity, gas and drainage are connected to the property.

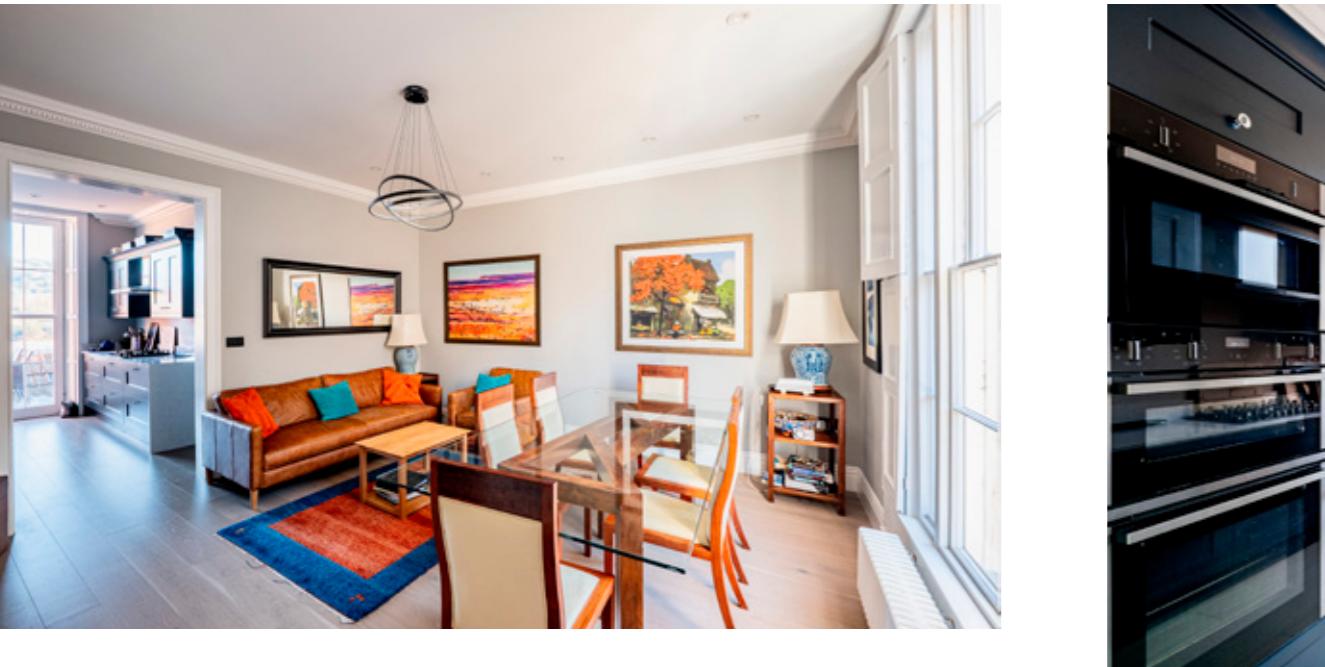
Local Authority: Bath and North East Somerset

Council Tax: Band C

Tenure: Leasehold - 999 year lease from July 2023

Viewing: Strictly by prior appointment with the agent.

Postcode: BA1 5BG



SITUATION

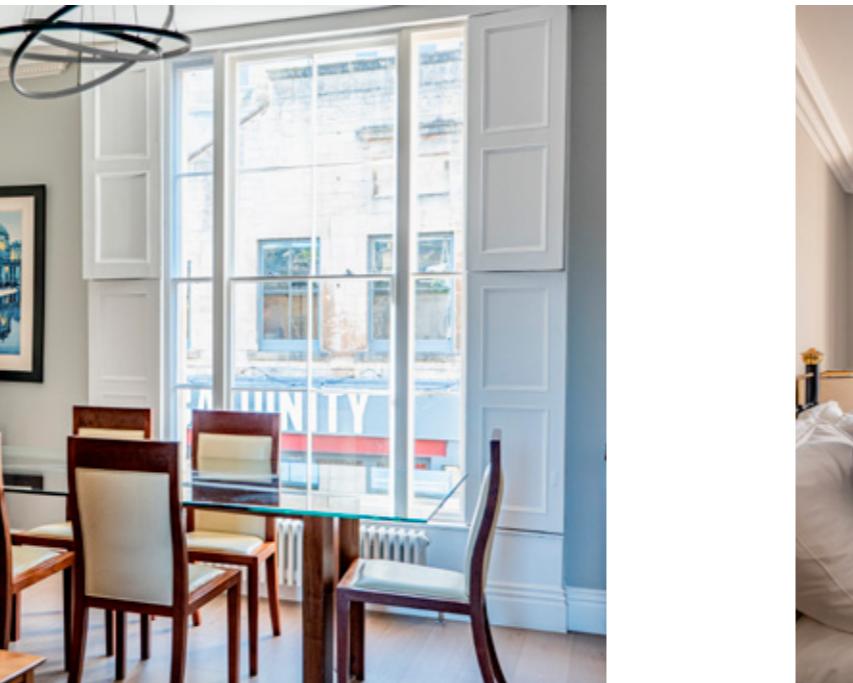
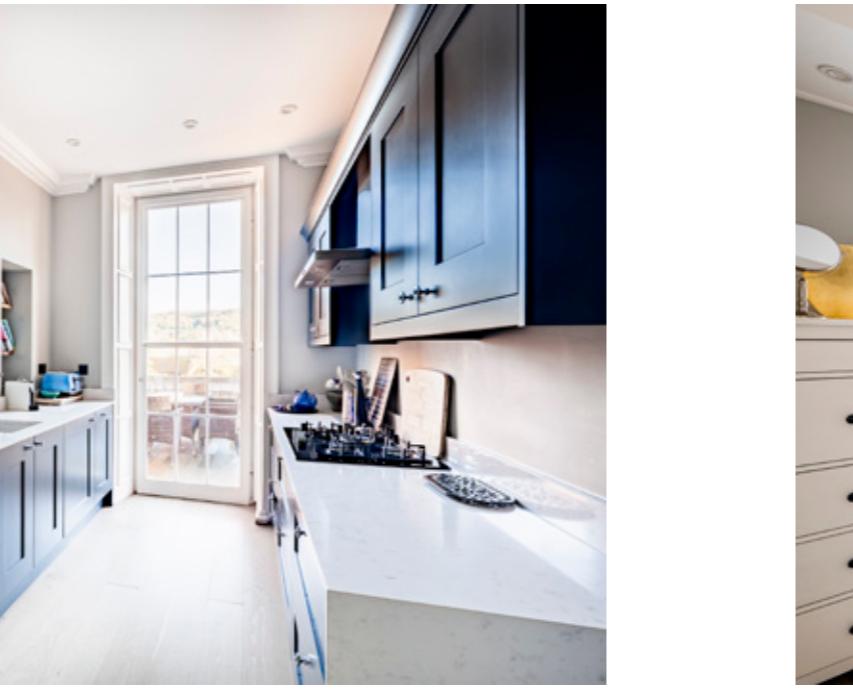
Walcot is known locally as the artisan quarter, with many independent businesses, vintage boutiques, cafes and restaurants in the neighbourhood. This property is situated towards the eastern end of Walcot Street just a few minutes walk to the city centre and approximately 15 minutes walk to the main railway and bus station. Bath Spa has direct mainline train links to London Paddington (90 minutes) and the M4 (junction 18) is 9 miles north. Bath is a world heritage city and a popular tourist location. It has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.

Local Train Station | Bath Spa 1.5 miles

Local Town Centre | Bath 0.3 miles

Nearest City | Bristol 15 miles

M4 (Junction 18) | 9 miles



THE HOUSE

Number 114 is one of a pair of symmetrical Grade II listed Georgian townhouses whose entrances are either side of an unusual curved bay front. Each of these four-storey elegant properties has a single tripartite window to each floor per house; number 114 is on the right.

Inside, a long hallway extends to the rear where there's under stairs storage and stairs up to the first floor. It's immediately obvious that this historic property has been carefully restored and refurbished to enhance its architectural details with modern fittings to create a comfortable home. For example, the wooden panelling featured through the hallway/stairways has built-in and subtle strip lighting under its dado rails; spotlights feature in all of the room's ceilings, low-level column radiators fit discreetly under carefully restored windows and superior bathroom fittings and fixtures complement this home's quality aesthetic.

On the first floor, there's a light and airy galley kitchen with brand new pale grey/white marbled worktops, blue units, ceramic sink and Neff appliances. A floor-to-ceiling glass window (that is actually a door) opens onto a wooden deck and enclosed roof terrace with views across rooftops and to the hills beyond. Adjacent to the Kitchen is the Living/Dining Room - a large, square space that's ample enough for its multiple uses - and features a open fire place and floor-to-ceiling windows with shutters.

On the second floor, there's a generous main bedroom with fitted wardrobes and fireplace, which leads to a bright and light en suite with a glass-panelled shower and a curved, freestanding bath by the window (you can bathe while enjoying glorious countryside views!).

The third floor has two good-sized bedrooms, both with wooden beams and fireplaces. The bathroom on this floor has a skylight in its high ceiling, allowing natural illumination of its modern fittings and glass panelled shower.

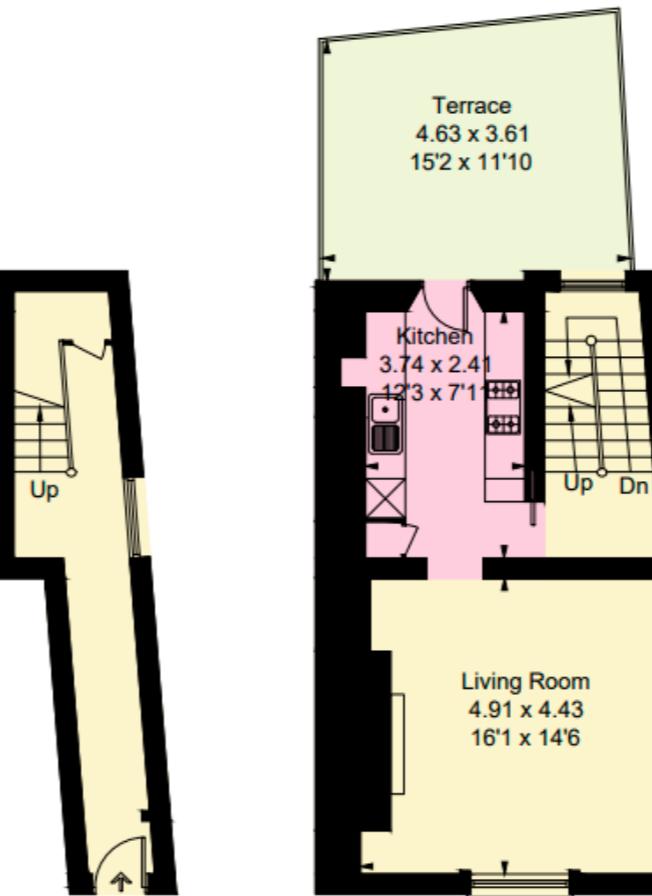
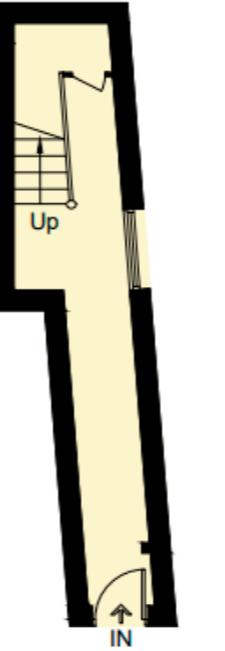
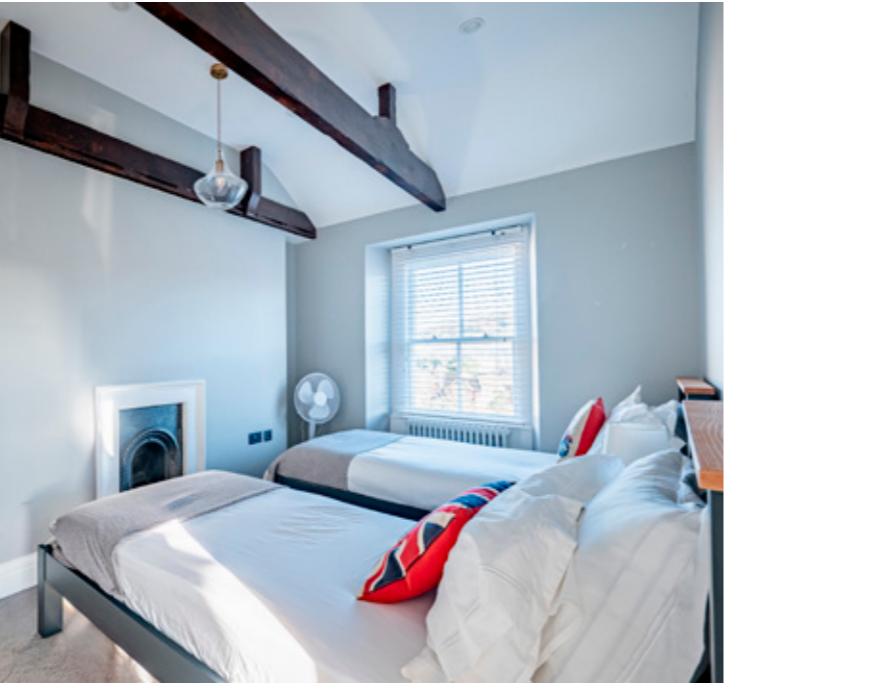


OUTSIDE

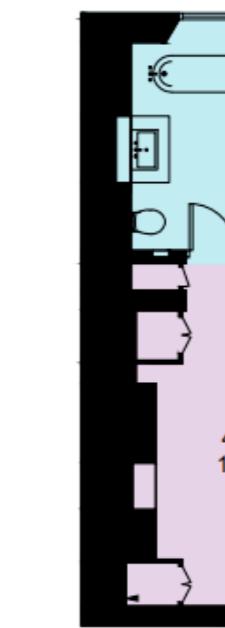
There's a generous roof terrace (accessed from the Kitchen) with views across the rooftops to the countryside beyond.

DIRECTIONS

Head west on Queen Square towards Princes Street, following the A4 around the square to the right. Turn left onto Gay Street and follow the road around right onto George Street. Continue along the A4 until you reach a roundabout, take the second exit onto London Street/Walcot Street. The Triplex is at 114 Walcot Street (Above the Jim Lawrence shop, grey door to the right).



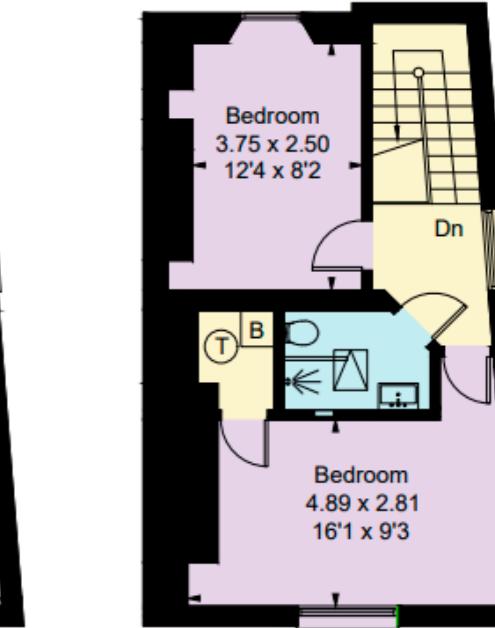
Ground Floor



First Floor



Second Floor



Third Floor



Approximate Gross Internal Area = 128.6 sq m / 1,384 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.

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Your partners in property

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