



**Walcot Parade, Bath BA1 5NF**

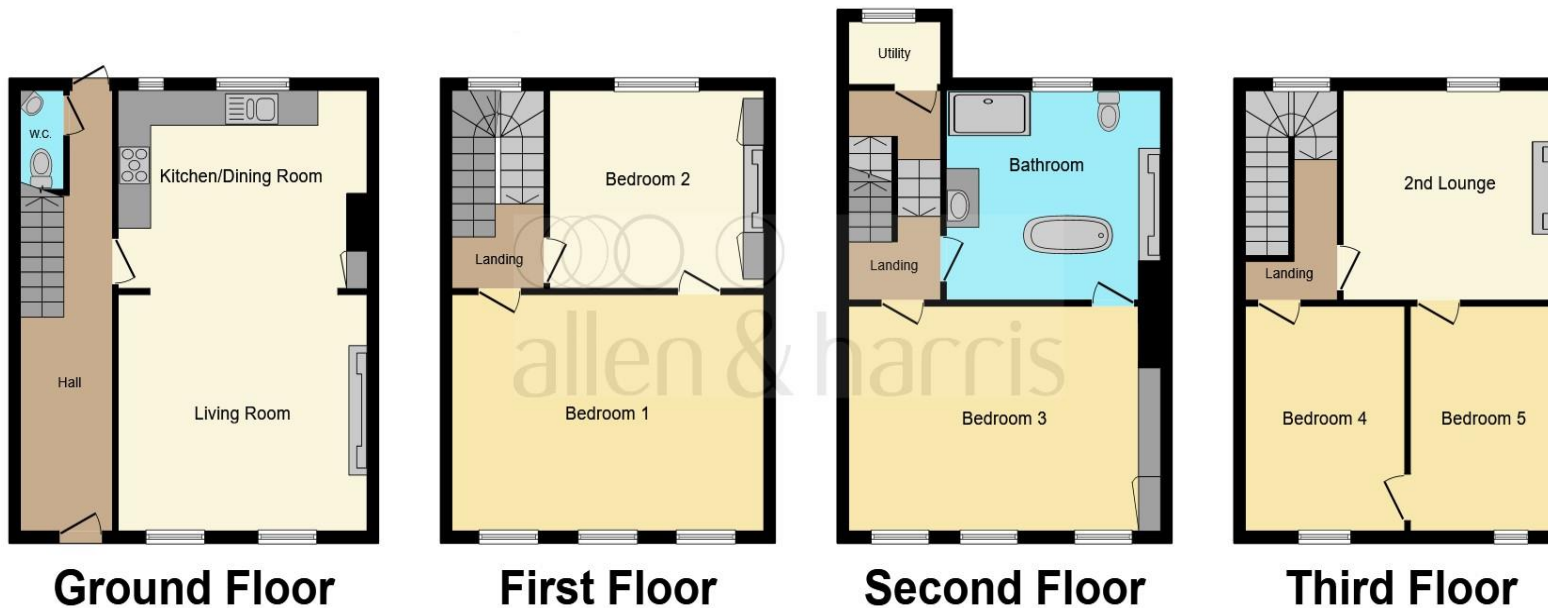


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## **Walcot Parade, Bath**

Spanning FOUR floors, this FULL Georgian terrace will delight. With the benefit of ALLOCATED PARKING for TWO cars, nestled within the historic Georgian terrace of Walcot Parade, this characterful townhouse exudes rustic charm and timeless appeal.





## Location

### Kitchen

11' 2" x 15' 1" ( 3.40m x 4.60m )

### Lounge

13' 4" x 15' 1" ( 4.06m x 4.60m )

### Cloakroom

### First Floor Landing

### Bedroom 1

13' 4" x 19' 1" ( 4.06m x 5.82m )

### Bedroom 2

11' 1" x 13' ( 3.38m x 3.96m )

### Second Floor Landing

### Utility

5' 11" x 3' 5" ( 1.80m x 1.04m )

### Bathroom

11' 10" x 12' 10" ( 3.61m x 3.91m )

### Bedroom 3

13' 1" x 20' 3" ( 3.99m x 6.17m )

### Third Floor Landing

### 2nd Lounge

12' x 13' ( 3.66m x 3.96m )

### Bedroom 4

13' 11" x 9' 6" ( 4.24m x 2.90m )

### Bedroom 5

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Walcot Parade, Bath

- FULL Georgian Townhouse
- Grade II Listed
- Period Features throughout
- Allocated Parking for 2 cars
- Great rear Garden

Tenure: Freehold EPC Rating: Exempt

offers in the region of

**£1,175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BAT110092 - 0006

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