



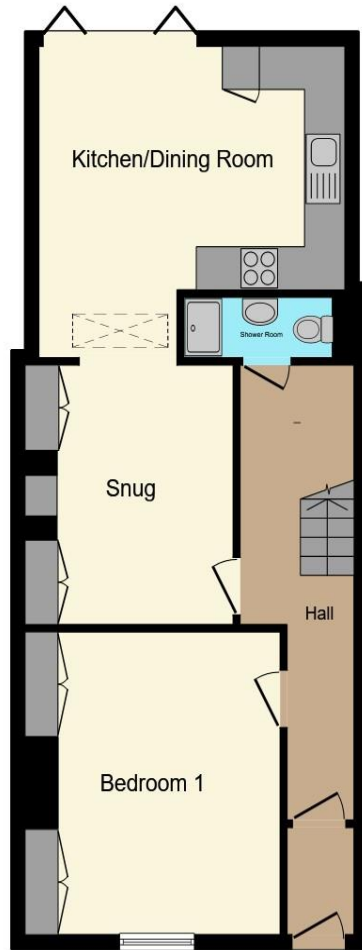
Thomas Street, Bath, BA1 5NN

welcome to

Thomas Street, Bath

This rather lovely Grade II Georgian town house, has a Winning Design Quality Award for its beautiful extension, being very much the heart of this property, giving on to the South-West facing walled courtyard garden.

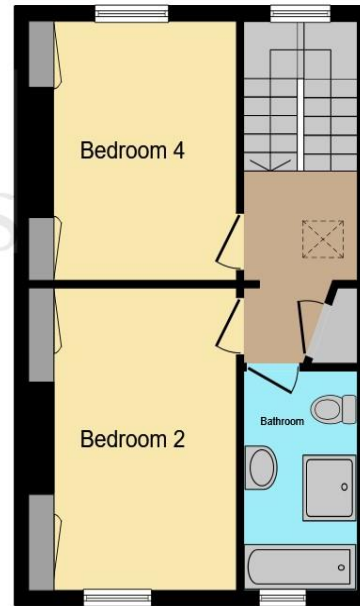




Ground Floor



First Floor



Second Floor

Entrance Hall

Wc And Shower Room

Bedroom One

13' 10" x 13' 10" (4.22m x 4.22m)

Snug Room

11' 8" x 10' 6" (3.56m x 3.20m)

Kitchen/Dining Room

16' 6" x 14' (5.03m x 4.27m)

First Floor

Living Room

18' 6" x 13' 11" (5.64m x 4.24m)

Bedroom Three

11' 10" x 10' 9" (3.61m x 3.28m)

Upper Floor

Bedroom Two

13' 9" x 10' 9" (4.19m x 3.28m)

Bedroom Four

11' 8" x 10' 6" (3.56m x 3.20m)

Bathroom

Outside

South-West Facing Rear Garden

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

welcome to

Thomas Street, Bath

- Grade II circa 1830 built Georgian Town House
- Highly Commended Design Quality Winning Extension Award
- Living quarters arranged over 3 floors
- Extremely desirable location in Walcot
- Perfect dwelling for the discerning buyer

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 500 years from 21 Dec 1824. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£950,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105454



Property Ref:
LAR105454 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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