



WentWorth  
Estate Agents







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1 St. Marks Road, Widcombe, Bath, BA2 4PA

▪ Georgian Family Townhouse ▪ Grade II Listed ▪ In Need Of Renovation Throughout ▪ Well Balanced Flexible Accommodation ▪ Front & Rear Gardens ▪ Private Garage ▪ No Onward Chain ▪ Highly Desirable Location ▪ EPC Rating - F

Price guide £625,000

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### Location

St Marks Road is situated in a popular residential area, just off the highly desirable Widcombe High Street, where there are a variety of independent shops, deli's, gastro pubs and a doctors and dental surgery. The Bath Spa train station and City Centre is a five minute walk, with a direct line to London Paddington taking only 90 minutes. The property also benefits from being close to excellent schools, a short walk to Widcombe Infants and Junior Schools and within a short drive to Prior Park, King Edwards, Bathwick St Mary's and The Paragon. The World Heritage City of Bath offers a full range of fine dining and boutique shops, Theatre Royal and the architecturally Thermae Bath Spa.

### Internal Description

Steps and a path lead you up to the front door. Once inside the property there is an entrance hall with stairs leading up to the first and second floors. Initially off to the left you will find the living room with views across the city to the North. To the rear of the ground floor is the kitchen diner, which also provides access out to the rear of the property. The bathroom is also found on the ground floor and benefits from a panelled bath with shower over, w.c, and wash hand basin.

Heading up to the first floor you will find two good size double bedrooms which are also replicated on the second floor. The front bedroom on the first floor could also be used as a light and airy drawing room if four bedrooms were not required.

### External Description

To the front of the property at road level there is a single garage with up and over door. Steps lead you up to a low maintenance front garden with patio area to take in the city views. To the rear steps lead you up to an elevated garden which is again low maintenance whilst being bound by both walls and fencing.

### Agents Note

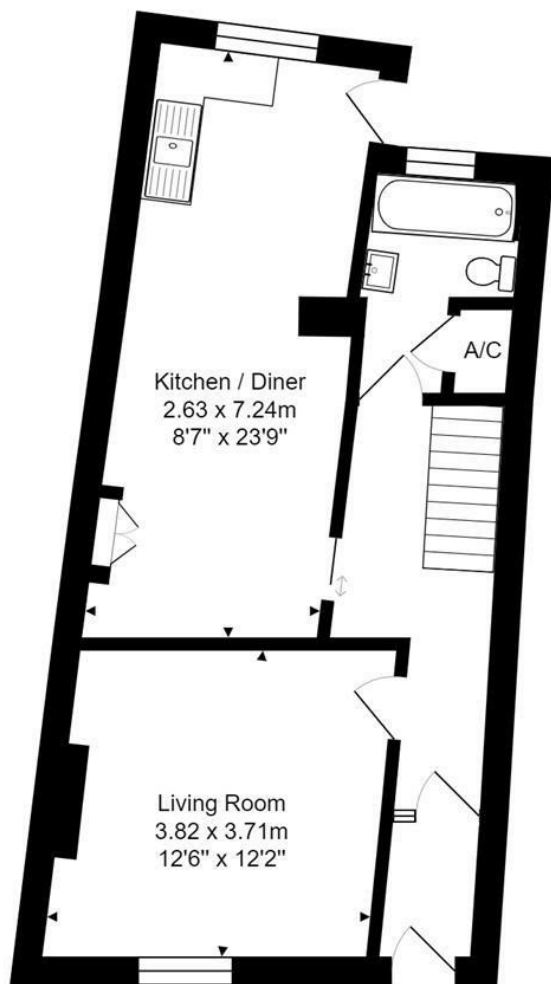
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Council Tax Band - F

Tenure - Freehold

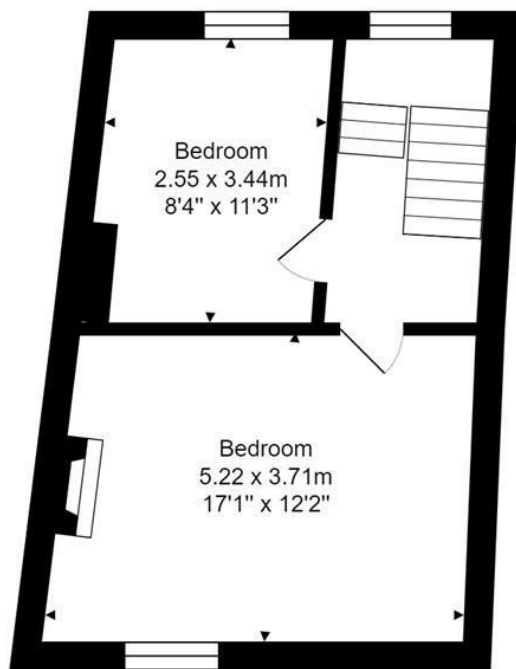
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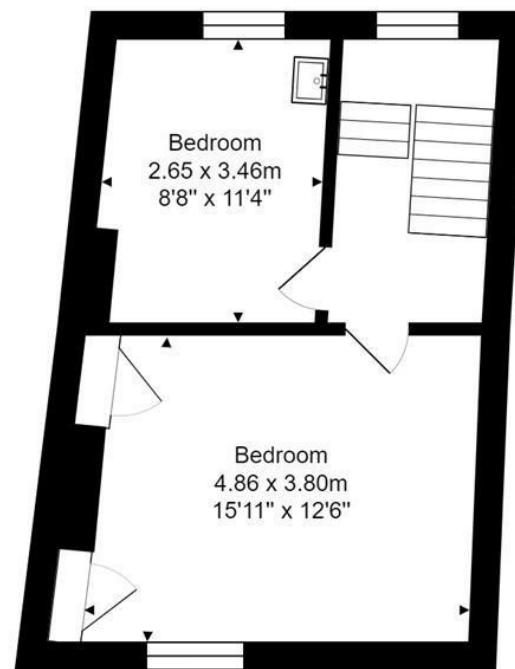
Ground Floor  
Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk

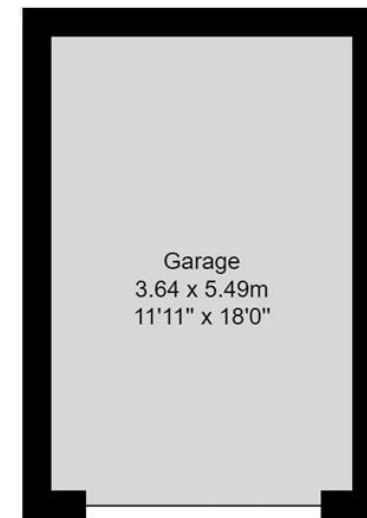
Total Area: Including Garage 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>




First Floor  
Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>



Second Floor  
Area: 35.0 m<sup>2</sup> ... 377 ft<sup>2</sup>



Garage  
Area: 20.0 m<sup>2</sup> ... 215 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 









## Wentworth Estate Agents

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