



EBENEZER
BAPTIST CHAPEL

WentWorth
Estate Agents



5 Ebenezer Terrace, Bath, BA2 4JR

- Grade II Listed period property.
- Mid-terraced & set over four floors.
- Full of character & charm.
- Beautifully presented.
- Two double bedrooms & sleek family bathroom.
- Sitting room.
- Kitchen/diner, utility & cloakroom.
- Courtyard garden to the rear.
- EPC Rating - D

Offers in excess of £525,000

Location

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

Entering this charming Grade II Listed, mid-terrace property, you are welcomed by an entrance hallway with stairs leading down to the kitchen diner, and up to the bedroom's and bathroom. The living room is located on the ground floor and is both warm and welcoming , boasting a period feature fireplace. This delightful space is perfect for relaxing. The bedrooms and bathroom are to be found on the first floor. Bedroom one is both light and bright, enjoying wonderful views to the front. The second bedroom is perfect for guests or could be utilised as a home office. The spacious bathroom is sleek and stylish. Taking the stairs down, you enter the contemporary, elegant kitchen/diner where you will also find the well-appointed utility area and useful cloakroom. The patio door will take you out into the private courtyard garden which is a superb area for entertaining. This superb property is immaculately presented throughout.

External Description

This stunning Grade II Listed mid-terraced property overlooks the Kennet and Avon Canal to the front, offering superb walks to enjoy. Located in the highly desirable area of Widcombe within walking distance of Bath's mainline station. To the rear of this gorgeous property there is a sunny courtyard garden, ideal for entertaining or relaxing.

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

Tenure - Freehold

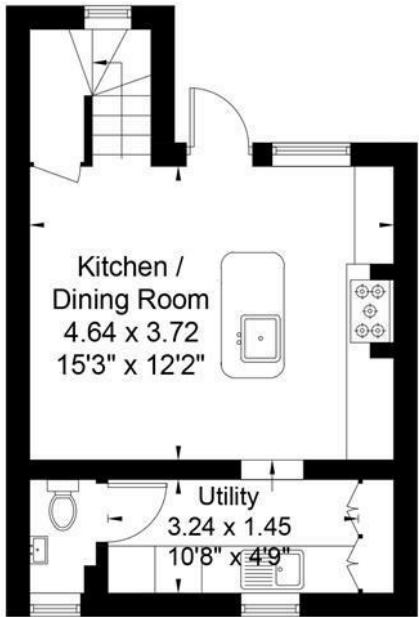
Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

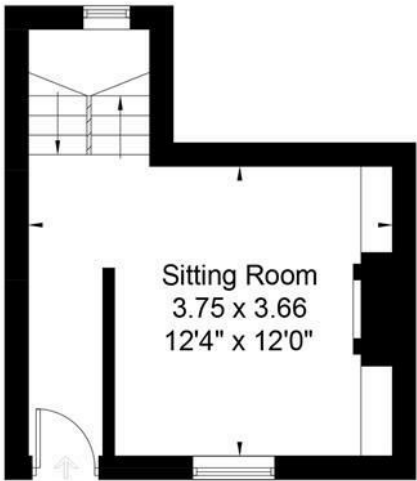
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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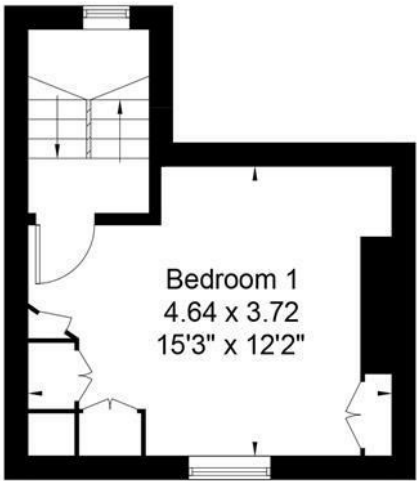
Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



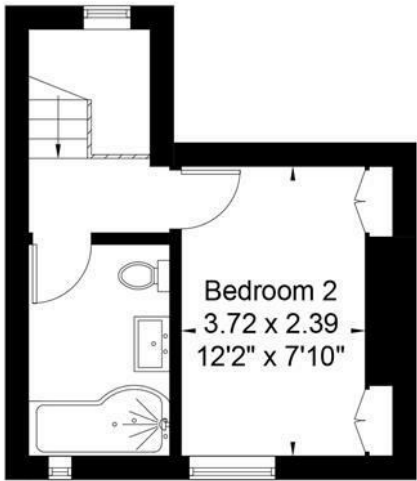
Lower Ground Floor



Ground Floor



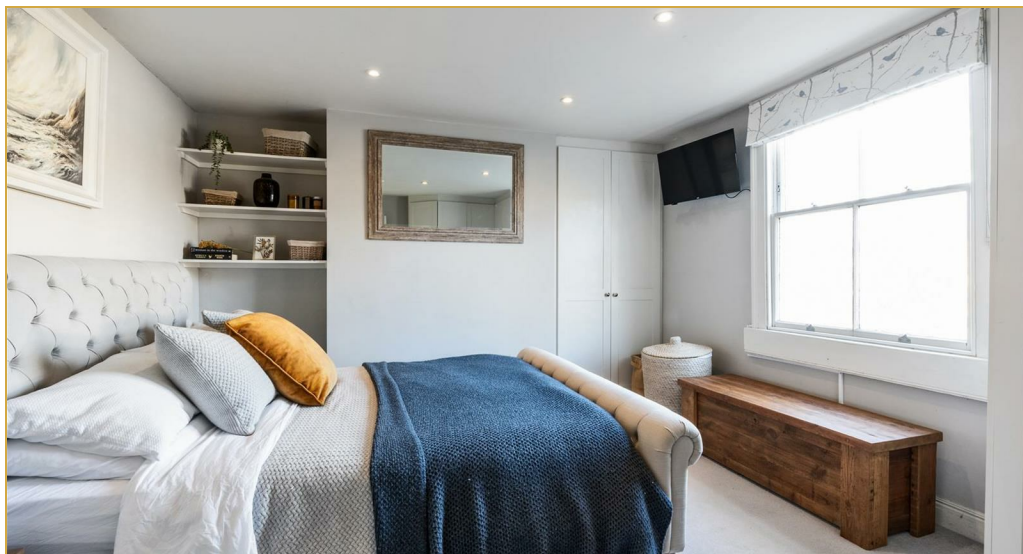
First Floor



Second Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





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