



WentWorth
Estate Agents

1 Southville Terrace, Bath, BA2 4LZ

▪ Period Three Bedroom Family Home ▪ In Need Of Renovation Throughout ▪ Three Reception Rooms ▪ Kitchen ▪ Family Bathroom & Downstairs Cloakroom ▪ Driveway Parking ▪ Front & Rear Gardens ▪ No Onward Chain ▪ Highly Desirable Location ▪ EPC Rating - E

Price guide £650,000

Location

Southville Terrace is situated in Widcombe which is one of Bath's most sought-after residential locations, being a stone's throw from the City Centre. Widcombe High Street has a fabulous selection of independent shops, a butcher, bars, delis and restaurants. The property also benefits from being within a short drive of a number of excellent schools which include Prior Park, King Edwards, Bathwick St Marys and The Paragon. The World Heritage City of Bath offers a full range of fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

Internal Description

Entering this three bedroom, end-of-terrace period property, you will find an entrance hallway with stairs leading to the first floor. To the front of the property there is a bright and spacious living room, overlooking the garden. The dining room has plenty of space for formal entertaining and the breakfast room to the rear offers an additional reception room. There is a well-proportioned kitchen and a downstairs cloakroom. To the first floor, you will find two double bedrooms and a family shower room. The staircase to the second floor leads to the attic bedroom.

External Description

This three bedroom period property is accessed via a driveway and carport. There is a manageable garden to the front, flanked by stone walling. To the rear you will find an elevated garden with mature trees and shrubs. There is also a sunny patio area, ideal for entertaining. This property offers a fantastic opportunity to re-furbish and create a wonderful family home.

Agents Note

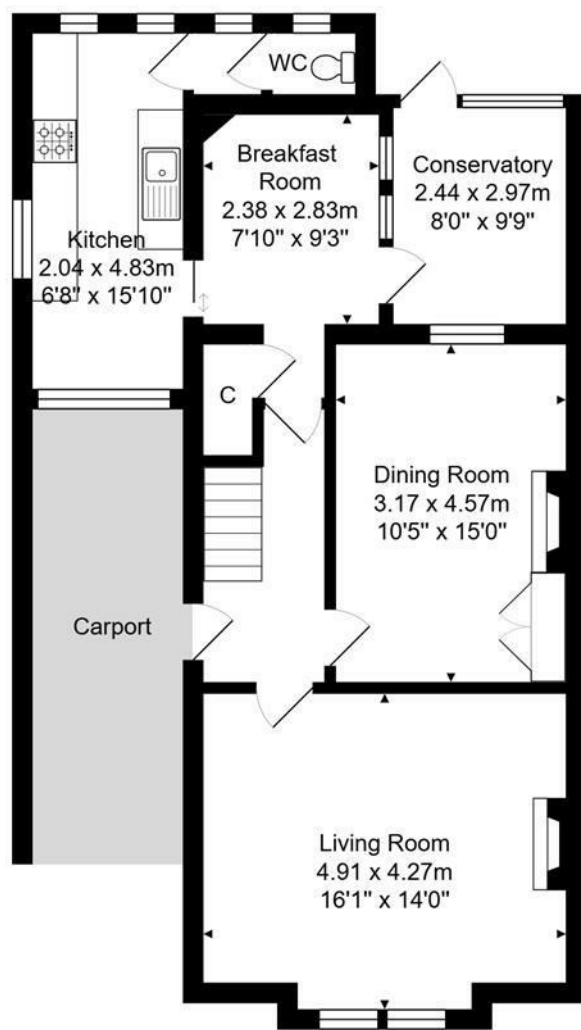
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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

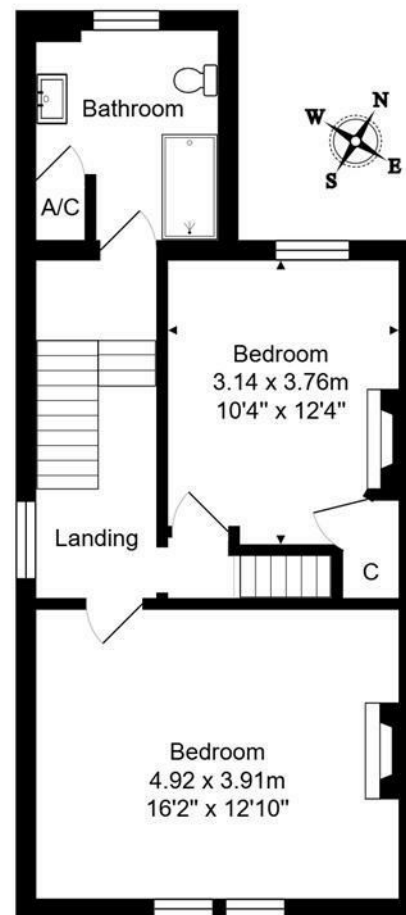
Tenure - Freehold
Council Tax Band - D

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

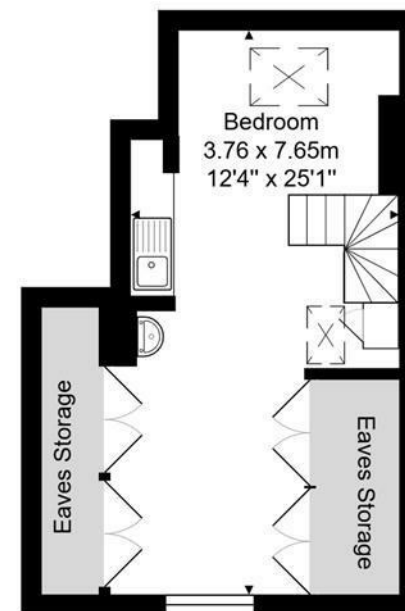




Ground Floor
Area: 72.5 m² ... 780 ft²



First Floor
Area: 50.3 m² ... 541 ft²



Second Floor
Area: 24.0 m² ... 258 ft²

Total Area: 146.8 m² ... 1580 ft² (excluding eaves storage, carport)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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