



WentWorth
Estate Agents



18 Roundhill Grove, Bath, BA2 1JT

▪ Semi-Detached Family Home ▪ Immaculately Presented Throughout ▪ Living Room ▪ Kitchen Breakfast Room ▪ Dining Room ▪ Utility Room ▪ Two Double Bedrooms ▪ Family Bathroom ▪ Level Rear Garden & Driveway Parking ▪ EPC Rating - D

Price guide £340,000

Location

Roundhill Grove is well situated amongst a thriving local community benefiting from a broad range of amenities and services. Nearby on Rush Hill there is a local Doctors Surgery, Post Office, dental surgery and garden centre. Furthermore, there are a number of excellent primary and secondary schools all within easy reach including Southdown Primary School and St Gregory's Catholic College. Bath city centre is a short drive away and offers 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 into this very well-presented property, you are met with a bright and airy hallway which then leads into the kitchen and breakfast area. Having been recently updated, the stylish and elegant Howdens kitchen is complemented by the worktops and floor tiles. The living room is well-proportioned and has useful cupboards and shelving. Enjoying plenty of natural light, the living room is a wonderful space in which to relax. To the rear is a second reception, currently utilised as a dining room, with plenty of light from the two Velux windows and a patio door leading out to the garden. The utility/cloakroom is a wonderful, added benefit to the ground floor.

To the first floor you will find a generous and bright master bedroom, to the front, and a second, single bedroom to the rear. The family bathroom has been updated to a high standard by the current owners.

External Description

This superb family home is accessed via a driveway, for several cars, which leads to the front door. To the rear there is an enclosed rear garden with a lovely summerhouse as well as a shed. The garden is laid mainly to patio flanked by herbaceous borders.

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

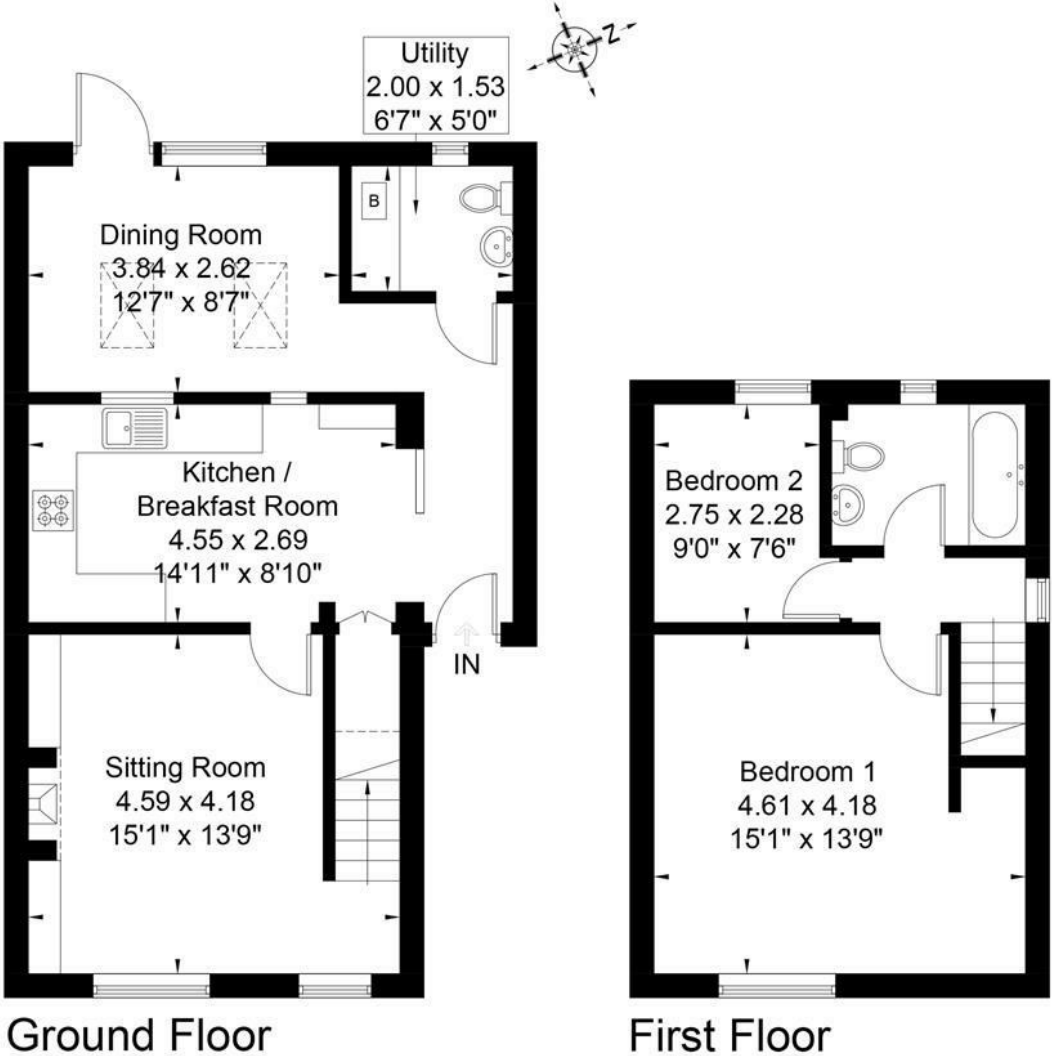
Tenure - FREEHOLD

Council Tax Band - C

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

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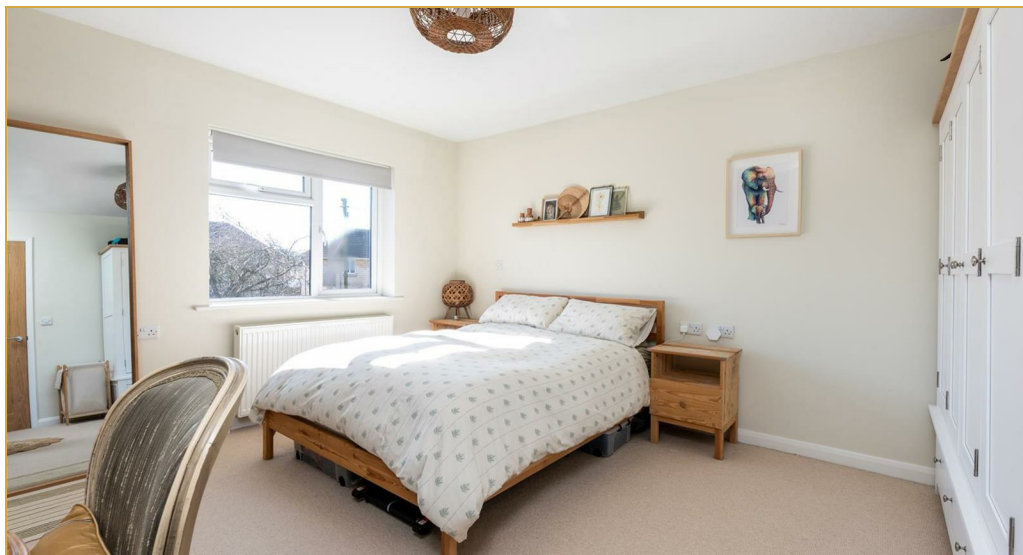
Approximate Gross Internal Area = 86.3 sq m / 928 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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