





12 Triangle Villas, Bath, BA2 3JG

- Extended Semi-Detached Family Home
- Well Presented Throughout
- Living Room
- Open Plan Kitchen/Dining/Reception Room
- Utility Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Level Mature Garden
- EPC Rating - D

Price guide £550,000

Location

Located in the popular area of Oldfield Park, approximately a mile from the city centre. The property is well placed for Oldfield Park Railway Station which offers a convenient link to Bristol. Oldfield Park itself has a range of shops and amenities including a supermarket, café, bank and post office. Local schools include Oldfield Infant School, Oldfield Junior School and Hayesfield Girls School. The World Heritage City of Bath offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

Internal Description

Upon entering the property, you are welcomed by an elegant hallway, with stairs rising to the first floor. The inviting living room boasts wooden floorboards and log burner, adding a depth of warmth, while the bay fronted window allows for plenty of natural light. The stylish kitchen offers plenty of workspace and storage and the sleek wall and base units are complemented by the worktops and flooring. The bright and light extension to the side is perfect for dining and family time. The second reception is currently utilised as a playroom and music room. There is a useful utility/cloakroom also to the ground floor. To the first floor you will find a tranquil master bedroom with built-in wardrobes, a second double bedroom, again with built-in wardrobes and a single bedroom. Take the stairs up to the second floor and you enter a superb double bedroom with an en-suite.

External Description

The property is approached via an attractive original Victorian tiled pathway, adding charm and character to the entrance. The pretty garden to the front is planted with mature shrubs. To the rear you will find a generous garden which wraps around to the side of the property. There is a sunny patio, with an attractive pergola which is ideal for entertaining and a lawned area, perfect for playing, which are flanked by mature trees and shrubs. To the side is an additional space with a useful shed, benefitting from front and side access gates.

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.

Triangle Villas, Bath, BA2

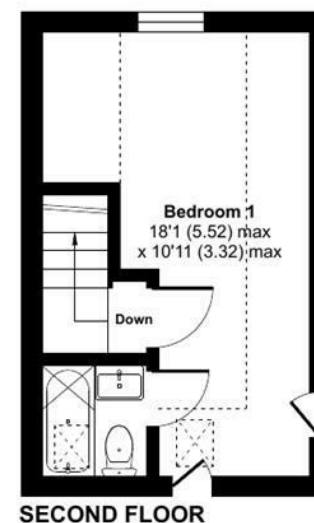
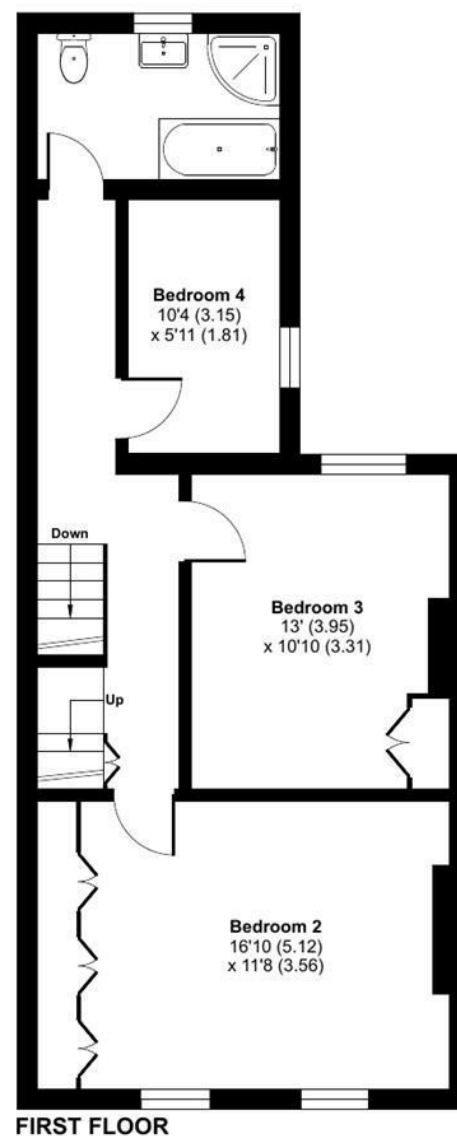
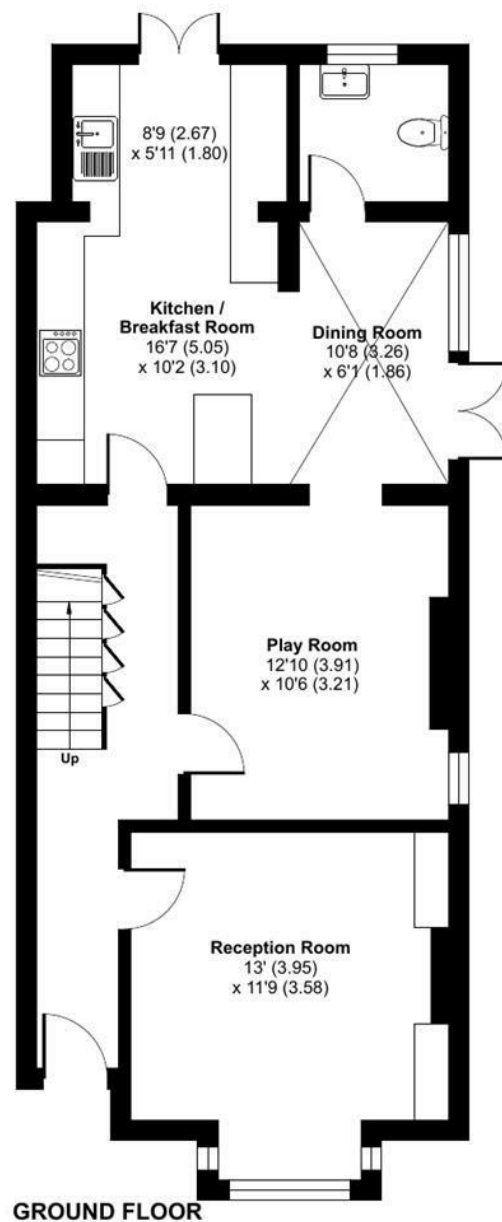
Approximate Area = 1440 sq ft / 133.7 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Total = 1516 sq ft / 140.7 sq m

For identification only - Not to scale

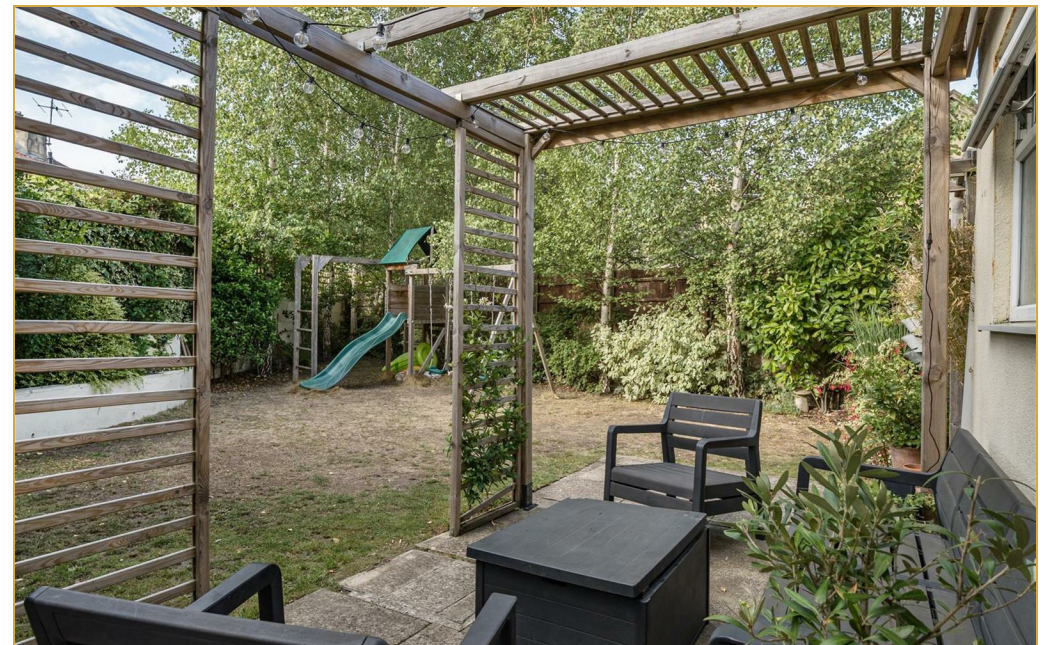
Denotes restricted
head height

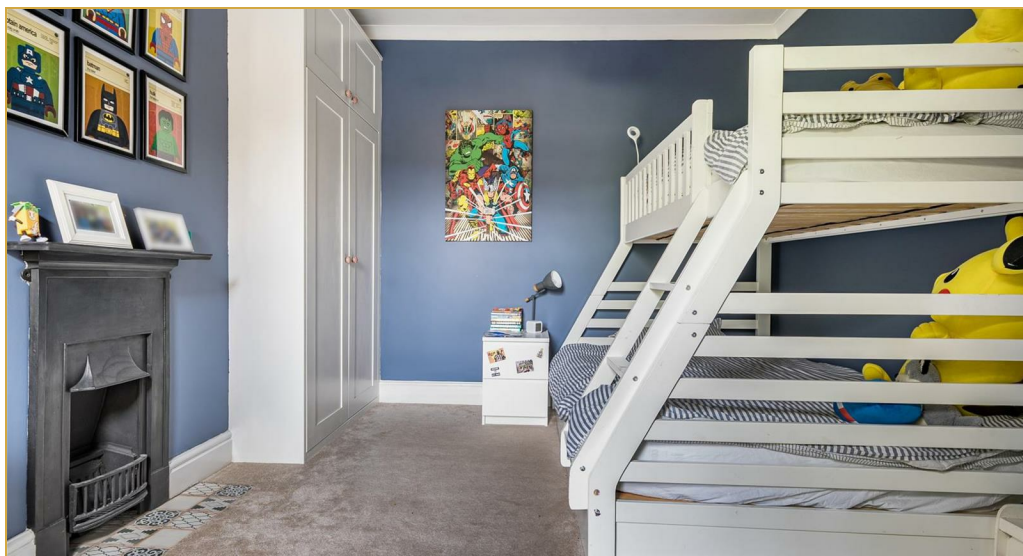
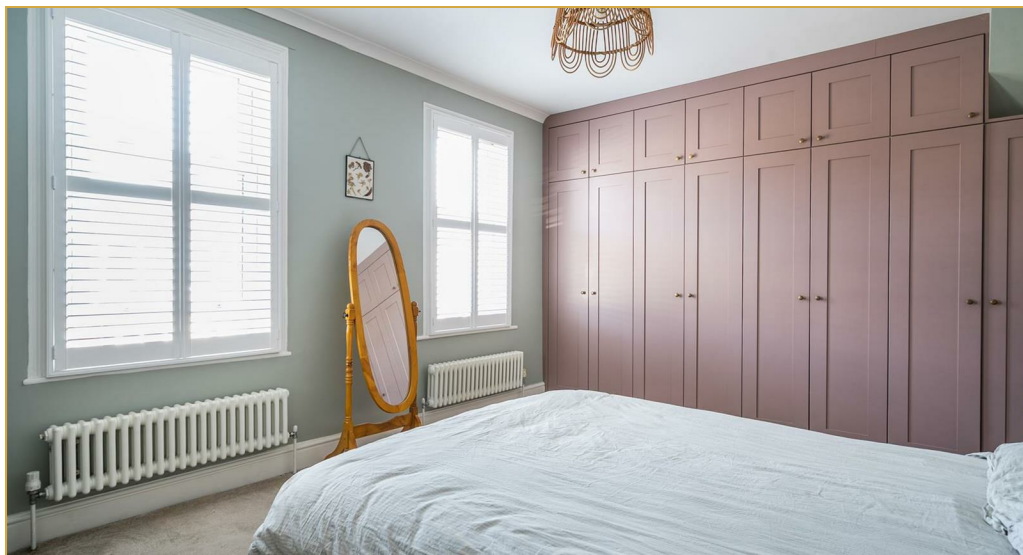


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	75
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1340687

WentWorth
Estate Agents





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

