



WentWorth
Estate Agents



12 Audley Grove, Bath, BA1 3BS

- Three Bedroom Semi-Detached Family Home.
- Two Receptions.
- Study/Home Office.
- Substantial, Terraced Rear Garden.
- Situated within a No Through Road.
- Desirable Location.
- Viewing Highly Recommended.

Offers in excess of £450,000

Location

Audley Grove is located on the West side of the World Heritage City of Bath on a tucked away, peaceful no through road. Being well placed to enjoy the comprehensive range of business, entertainment and cultural facilities that the World Heritage City Bath has to offer. The Royal United Hospital is also within close proximity and there are a variety of schools in both the state and public sectors. The property is approximately ten miles from the M4 (Junction 18), which provides access to London and the South West whilst Bath Spa Railway Station has a mainline rail link to London Paddington and Bristol Temple Meads.

Internal Descriptions

Entering the property through the porch, you are led into the hallway, with stairs rising to the first floor. To the right you will find the warm and inviting living room, with plenty of natural light from the bay window. There is a very useful study/home office to the left of the hallway, ideal for those working from home. The dining room offers flexibility for either formal dining or a playroom/snug. The kitchen is to the rear and has two Velux windows allowing for additional natural light. With plenty of wall and base units, offering loads of storage the kitchen has space for a fridge / freezer and has plumbing for a dishwasher. Patio doors lead out to the rear garden and the sunny patio. Also on the ground floor you will find a useful guest cloakroom. To the first floor there are two double bedrooms, one having fitted wardrobes, a single bedroom as well as a stylish shower room.

External Descriptions

Externally to the front you will find a pretty garden, flanked by mature hedging and a stunning holly tree, with a pathway leading to the front door. To the rear there is a sunny patio area, a secondary seating area surrounded by walling, adorned with wisteria and roses. There is a side area with two sheds and an outside tap. Taking the winding steps up, you will find substantial, tiered gardens, perfect for growing veggies, fruit trees and seasonal flowers. There is a wonderful upper tier which has space for play equipment or outdoor seating under the dappled shade of the apple trees. There is a rear access gate which leads onto Edward Street.

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

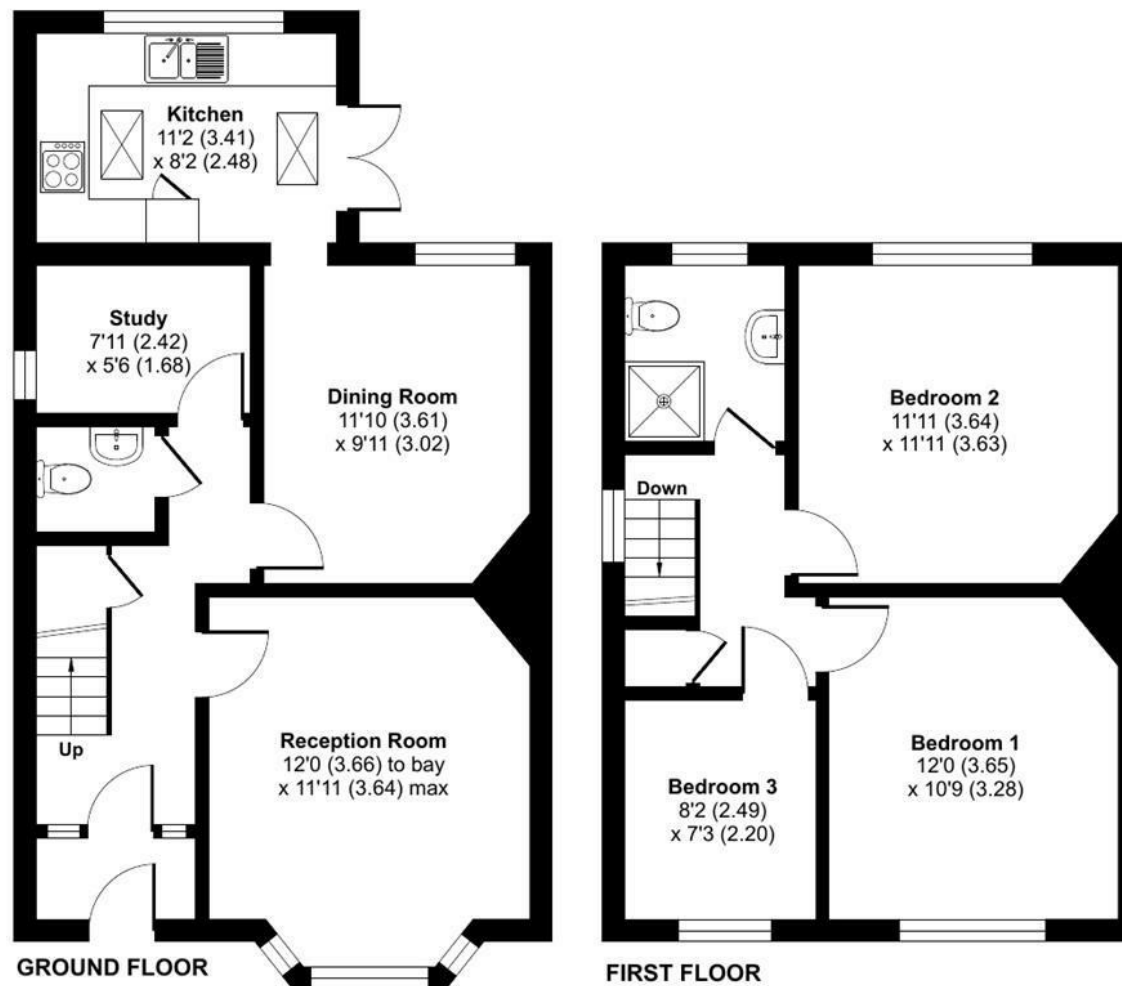
Council Tax Band - D

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

Audley Grove, Bath, BA1

Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale

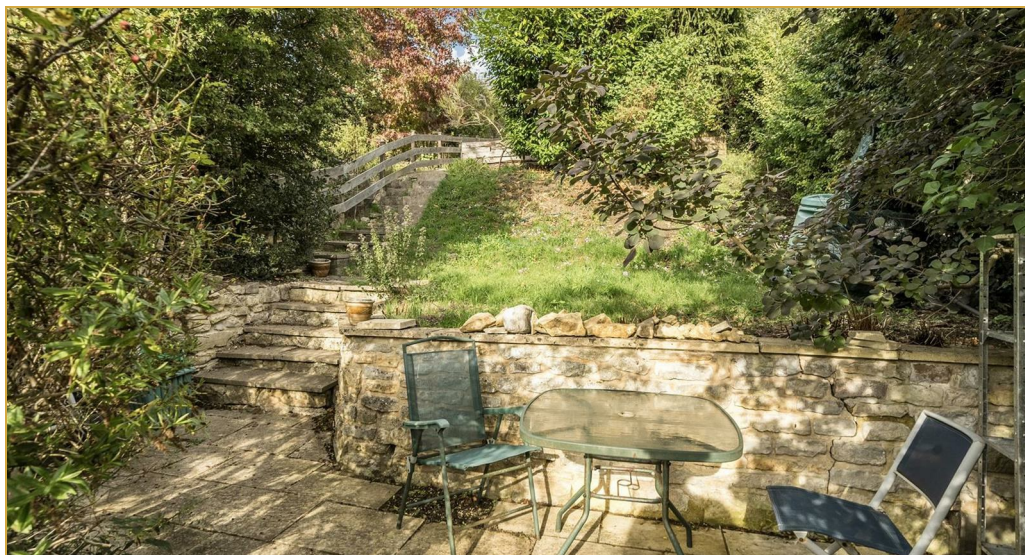


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1354705



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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