



WentWorth
Estate Agents



14b Monmouth Place, Bath, BA1 2AX

- Immaculately presented Townhouse. ▪ Two Reception Rooms. ▪ Three Double Bedrooms. ▪ Superb Kitchen, Family Room. ▪ Two Bathrooms. ▪ Spacious and Flexible Living Accommodation. ▪ South Facing Rear Courtyard. ▪ Two Parking Permits and Centrally Located.

Offers in excess of £600,000

Location

The property enjoys a very central location close to the well known Bath landmark of Queen Square and only a short stroll to the magnificent Royal Crescent, Circus and Victoria Park. Being positioned so centrally it allows the owners to benefit from all that The World Heritage City of Bath has to offer, with its rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station, (situated to the south of the City centre,) offers a main line into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South .

Internal Descriptions

Upon entering the property you are welcomed by a bright and inviting entrance hallway. To the left, you'll find a spacious second reception room-an ideal space for a home office or study. The warm and welcoming living room to the rear enjoys plenty of natural light, providing the perfect setting for relaxation and family time. A guest cloakroom is also to be found on the ground floor. Taking the stairs downward, you'll discover a generous and stylish kitchen, family room, ideal for entertaining, with a patio door that opens out to a sunny courtyard garden. To the first floor there are two wonderful double bedrooms, both with fitted wardrobes and serviced by a a well-appointed family bathroom. a guest suite is located on the second floor and features a bright, airy bedroom complemented by a large dressing room and elegant en-suite shower room. The property offers abundant storage throughout and is equipped with a range of modern technological features designed to enhance contemporary living.

External Descriptions

Externally , to the rear , you will find a sunny courtyard area, perfect for enjoying the southerly aspect.

Additional Information

Tenure - FREEHOLD

Council Tax Band - E

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

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.

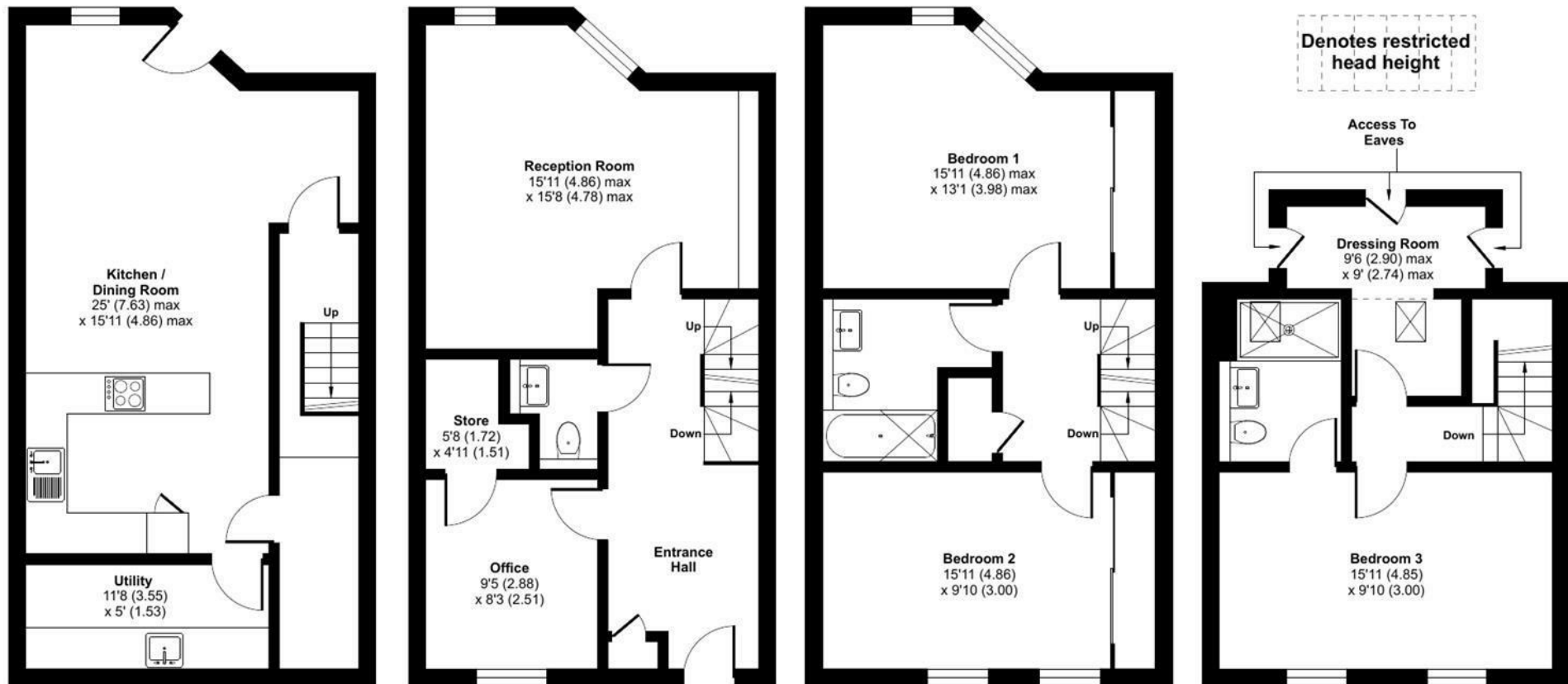
Upper Bristol Road, Bath, BA1

Approximate Area = 1689 sq ft / 156.9 sq m

Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 1732 sq ft / 160.8 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

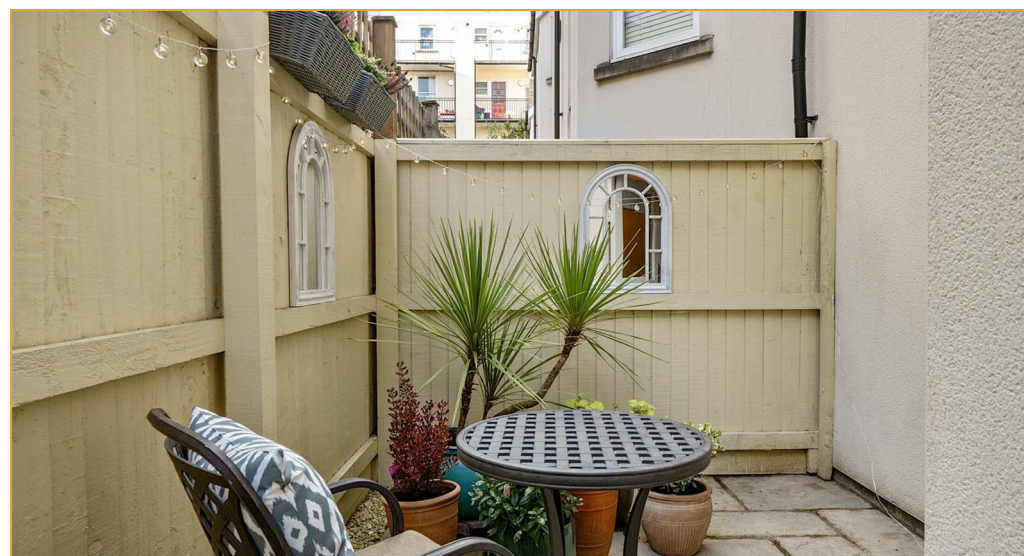


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1371352



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		
	79	82





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904

bath@wentworthea.com

www.wentworthea.com

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