



8 WIDCOMBE CRESCENT, WIDCOMBE, BATH, BA2 6AH

Guide Price £1.75 million



## 8 WIDCOMBE CRESCENT, BATH, SOMERSET, BA2 6AH

A GRADE I LISTED CENTRAL CRESCENT GEORGIAN PROPERTY IN A SOUGHT-AFTER WIDCOMBE SETTING, CLOSE TO BATH CITY CENTRE

### DESCRIPTION

Set in the centre of the iconic Widcombe Crescent is this splendid Grade I listed Georgian property nestled on the sought-after southern lower slopes of Bath, just 0.4 miles from Bath Spa railway station. This historic gem, built in 1808, spans six floors and encompasses 4104 sq ft, currently configured into six apartments with tenants all in assured shorthold tenancies.

Widcombe Crescent, positioned on the south side of Bath, provides an elevated haven with breathtaking open views.

Retaining its Georgian charm, this townhouse boasts period features throughout, including fireplaces, ornate cornicing, and shutters and a stunning central stone cantilever stair in flawless condition. The property offers a lucrative investment opportunity, with rental details available upon request. Alternatively, envision it as an exquisite family home in proximity to both the station and Bath city centre, awaiting your personal touch and subject to planning.

Upon entering, a delightful hallway with flagstone flooring welcomes you, featuring a cantilevered stone staircase leading all the way up to the top floor. The apartments showcase rear views and maintain period elements, creating a unique and charming atmosphere. The sub-lower ground floor apartment, which may have originally been the Butler's quarters opens to an approx. 150ft southwest-facing walled garden with a patio, and a spacious lawn area leading down to a rear gate for access. Provision for a garage may be possible if planning is explored.





## SITUATION

Widcombe is a very popular area of Bath which provides a wide range of amenities including pubs, restaurants, a doctor's surgery and pharmacy, dentist, church, butchers and a convenience store.

Also nearby are the lovely National Trust Prior Park Landscape Gardens, the Kennet and Avon canal, Bath Sports and Leisure Centre and The Recreation rugby ground. Bath is a World Heritage Site renowned for its Roman heritage and Georgian architecture, and offers a variety of business, cultural, leisure and shopping amenities. Including the Theatre Royal and Thermae Bath Spa.

Widcombe Crescent is well situated for access to many excellent and well-regarded local schools in both the state and independent sectors including The Paragon, Widcombe C of E Junior School, Prior Park College, Monkton Combe and King Edward's, as well as two universities.

Bath Spa station is within a 0.37 mile walk (or 1 mile drive) and provides direct mainline rail services to London Paddington (journey time approximately 90 minutes) and Bristol Temple Meads (journey time approximately 15 minutes). Junction 18 of the M4 is 11 miles to the north.



## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Electricity, water and drainage are connected

Planning: Grade I Listed

Fixtures & Fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale.

Council Tax Band: Basement Flat - A

Lower Ground Floor Flat - C

Ground Floor Flat - B

First Floor Flat - C

Second Floor Flat - C

Third Floor Flat - C

EPC Band: Basement Flat - D

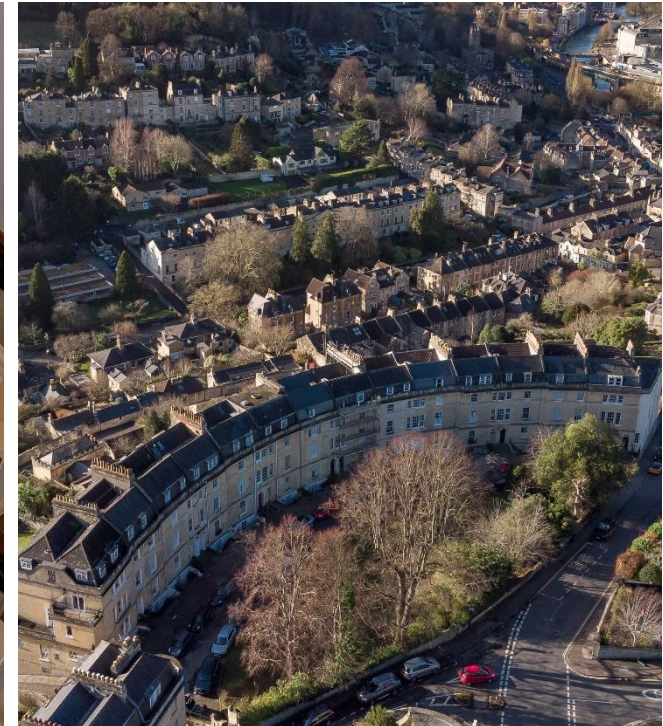
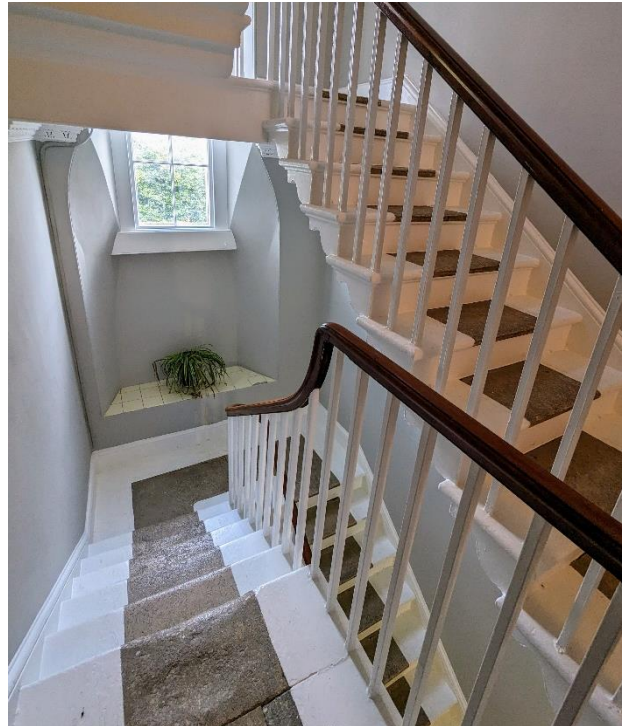
Lower Ground Floor Flat - D

Ground Floor Flat - E

First Floor Flat - E

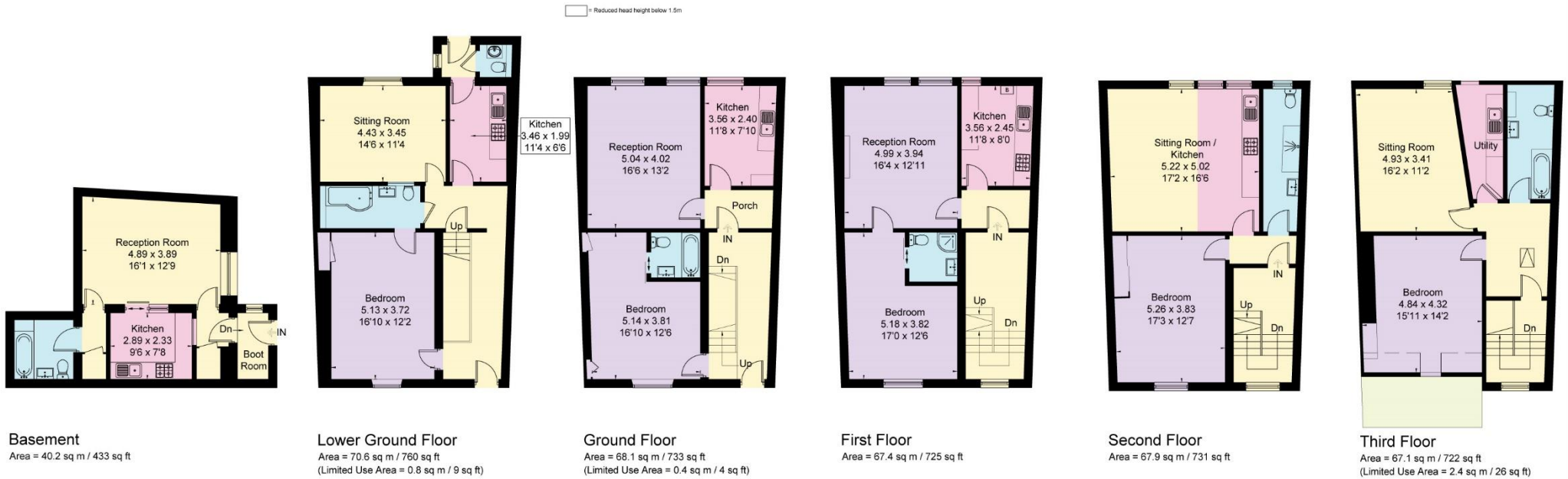
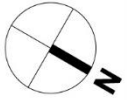
Second Floor Flat - D

Third Floor Flat - E





Approximate Area = 381.3 sq m / 4104 sq ft  
Including Limited Use Area (3.6 sq m / 39 sq ft)



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