

whiteley helyar



1,495 ft²



4 bedrooms



2 bathrooms



permit parking

Guide Price £ 650,000

2 Walmesley Terrace, Bath, BA1 6DW

A beautifully presented four bedroom Victorian house offering over 1,400 square feet of spacious and versatile accommodation across four floors and enjoys wonderful views of the City. This elegant home offers classic Victorian features including high ceilings, original cornicing, newly replaced sash windows, stained glass and decorative fireplaces; the perfect blend of period charm and modern living. Chain Free.

ACCOMMODATION

| | |
|---|-------------------------------|
| entrance hall | stylish family bathroom |
| sitting room with feature fireplace and bay window | shower room |
| kitchen/dining/family room with doors to the garden | utility room |
| four double bedrooms | outdoor storeroom/home office |

EXTERNALLY

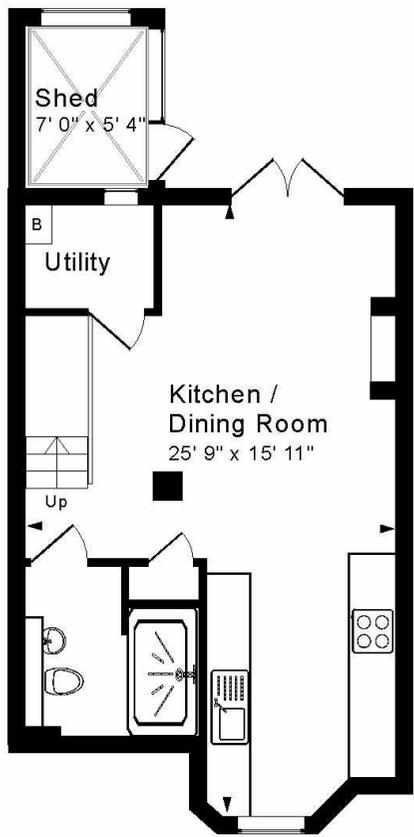
Double doors open from the dining room onto a timber decked patio, perfect for alfresco dining and entertaining. The garden faces south, has plenty of privacy and is low maintenance with an artificial lawn, planted borders, storeroom and benefits from gated access to the rear and a small low maintenance garden to the front.

LOCATION

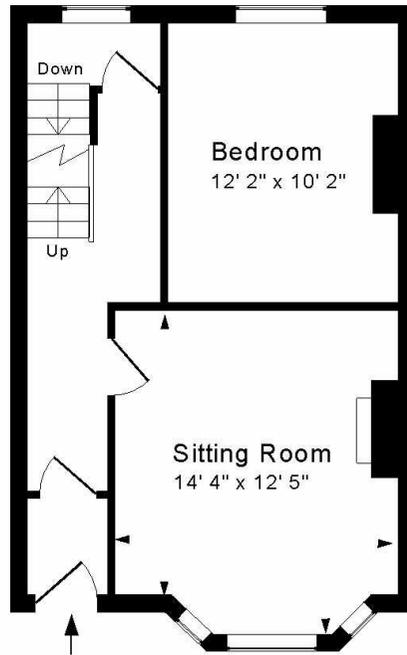
The property occupies a highly sought after and elevated position on the desirable North Eastern slopes of Bath. It is within walking distance of shops and amenities in both Fairfield Park and Larkhall, as well as Morrisons supermarket on London Road. The location is well served by buses to the centre of Bath (around a mile away) and is also ideally placed for easy access to the M4 without having to cross the city.



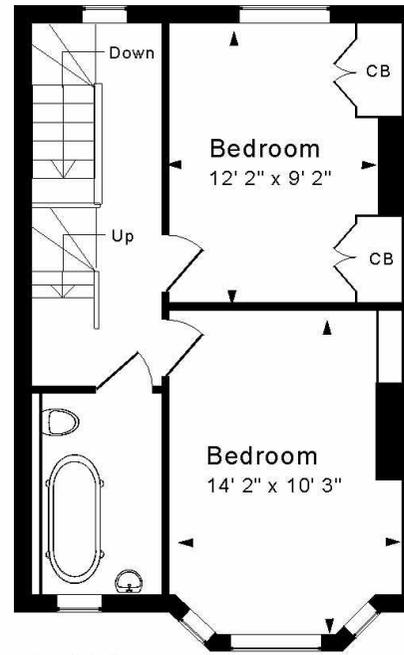




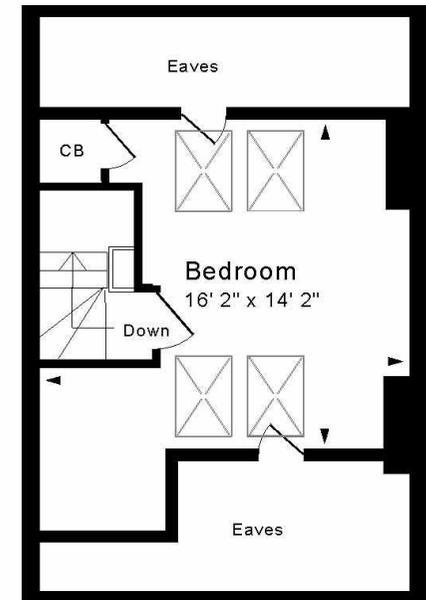
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,495 Sq. Ft. / 139 Sq. M

Excludes Shed

For identification purposes only. Not to scale.

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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100 | A | | G4 |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 1-34 | G | | |

England & Wales EU Directive 2010/31/EC
www.epc-uk.com

Tenure: Leasehold 870 years remaining
Ground Rent: Not payable
Council Tax Band 2025/26: 'D' £2,214.54

