

# whiteley helyar



1,980 ft<sup>2</sup>



4 double  
bedrooms



bathroom &  
shower room



resident's  
permit  
parking

Guide Price                      £750,000

205 Wellsway, Bath, BA2 4RZ.

A wonderful four double bedroom end of terrace Georgian townhouse, with spacious and flexible living accommodation, and panoramic leafy views to the rear. Beautifully modernised to a high standard, the house is arranged over five stories and showcases a clever blend of modern design in a listed period home.

### ACCOMMODATION

entrance lobby  
stunning sitting room with lovely views over the Lyn brook valley  
good sized study  
bespoke contemporary kitchen with breakfast bar and opening to:  
dining/family room with views over the garden  
vaulted utility room  
four double bedrooms  
bathroom with freestanding bath, and further shower room

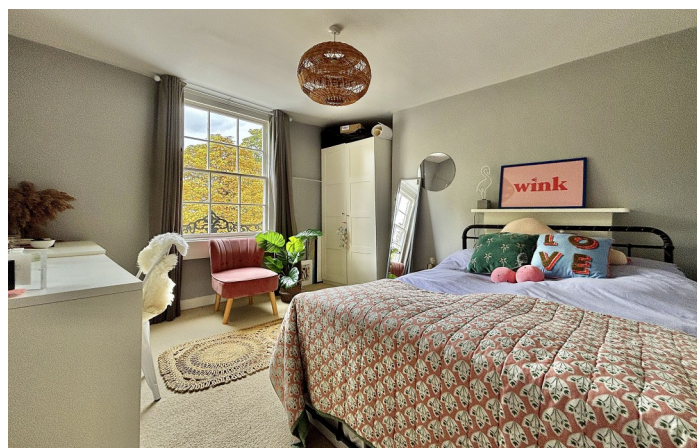
### EXTERNALLY

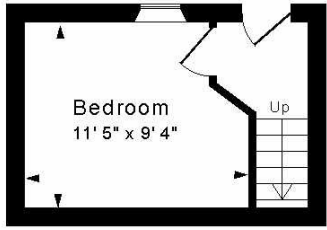
The garden has been landscaped to create the perfect spot to both entertain and enjoy that wonderfully open aspect. A patio sits immediately adjacent to the house, with a path running alongside a lawn to a decked area. This is a fabulous social space, with gazebo covered bar, bench seating, space for a dining table and storage shed, all with fixed lighting for those darker evenings.

### LOCATION

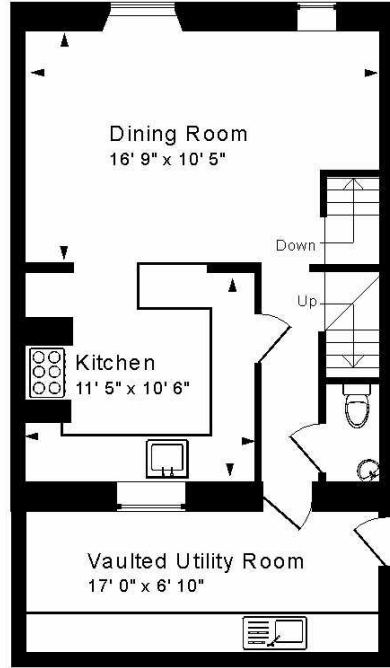
The house occupies an excellent position on the south side of the city. Bath Spa Railway Station and the countless amenities in the city centre are within walking distance - only a mile or so away - whilst the various shops, schools and facilities at Bear Flat are very nearby. Wonderful walks around Lyncombe Vale, Perrymead or along the Two Tunnels Greenway are also close at hand, with the wonderful Alexandra Park also on your doorstep.



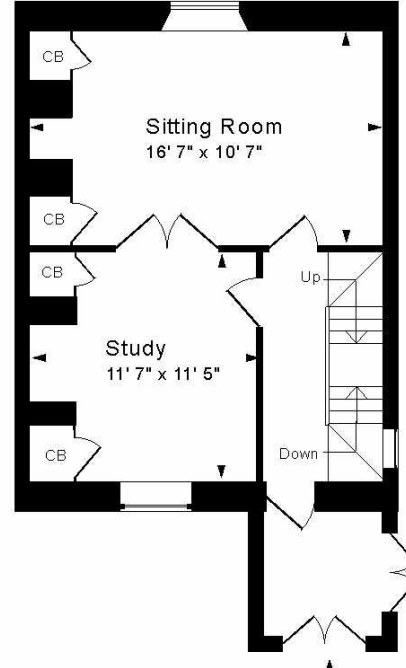




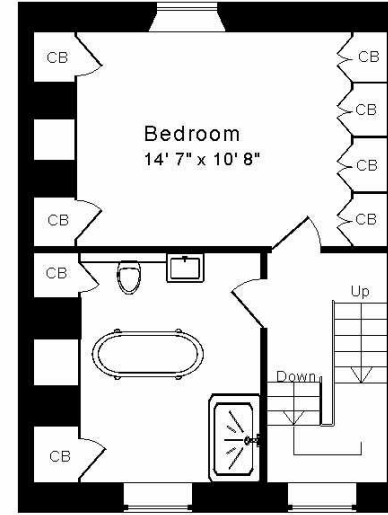
Garden Floor



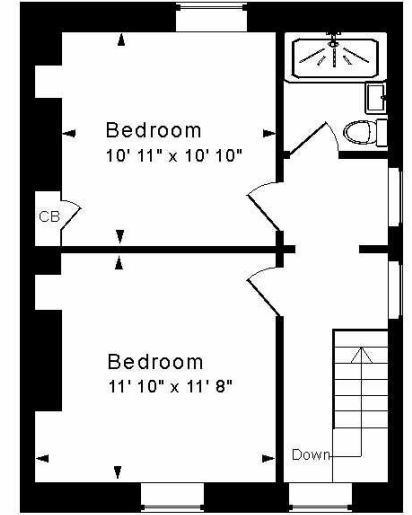
Lower Ground Floor



Ground Floor



First Floor



Second Floor

**Tenure: Freehold**  
**Council Tax Band: 'E' - £2,706.67**

Approx. Gross Internal Floor Area 1,980 Sq. Ft. / 184 Sq. M  
Includes Conservatories, Excludes Garages, Porches etc., unless stated  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2025  
Drawing Number: 172-0840  
205 Wellsway, Bath, BA2 4RZ.

