

whiteley helyar



835 ft²



2 double
bedrooms



bathroom



on street with
permits

Guide Price £450,000

4 St Stephen's Place, Lansdown, Bath, BA1 5PJ

A delightful terraced former Almshouse dating back to around 1843, in this highly sought after, quiet and convenient location on the city's prime Northern slopes. Listed Grade II and having elevations of Bath stone under a new (2025) scalloped tiled roof, the charming accommodation retains numerous original and desirable features.

ACCOMMODATION

2 double bedrooms
dining room/bedroom 3
gas fired heating

upstairs bathroom
kitchen leading into a glazed breakfast room
parking permits available (zone 11)

sitting room
cloakroom

EXTERNALLY

Pretty, open front garden laid mainly to lawn with various flower and herbaceous borders, ornamental bushes and shrubs. There is a stone terrace at the end of the garden, with a timber shed. Small enclosed rear courtyard.

LOCATION

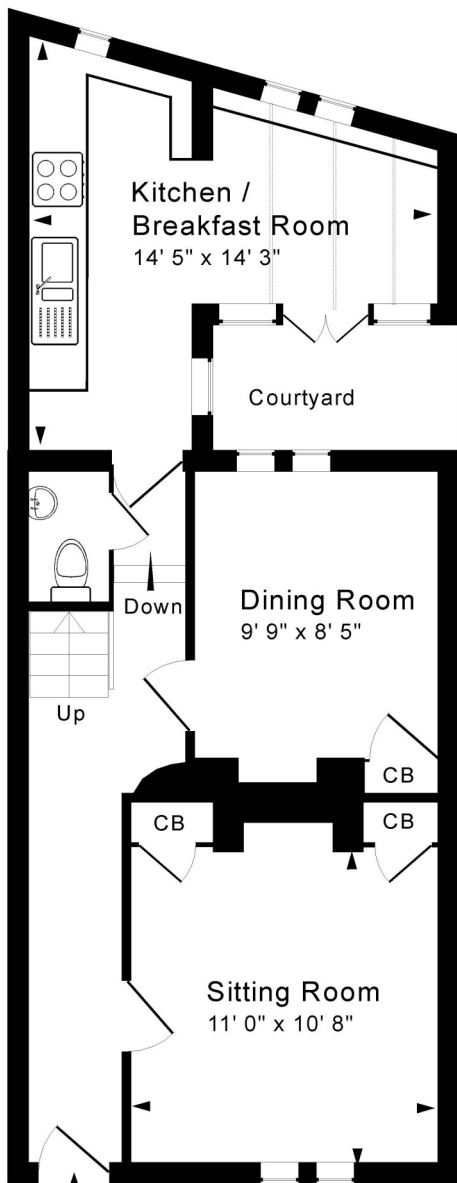
The house occupies a delightful, tucked away yet most convenient location. It enjoys a pleasing open outlook and is within walking distance of (and well served by buses to) the centre of Bath, just over a mile away. St Stephen's, Kingswood and Royal High Schools are all close by, whilst access to the M4 is available without having to cross the city.

DIRECTIONS

Proceed up Lansdown Road, on approaching St Stephens Church, turn right into St Stephens Road. The property can be found on the right hand side after about 50 yards, with the terrace being accessed by a small path from the road.







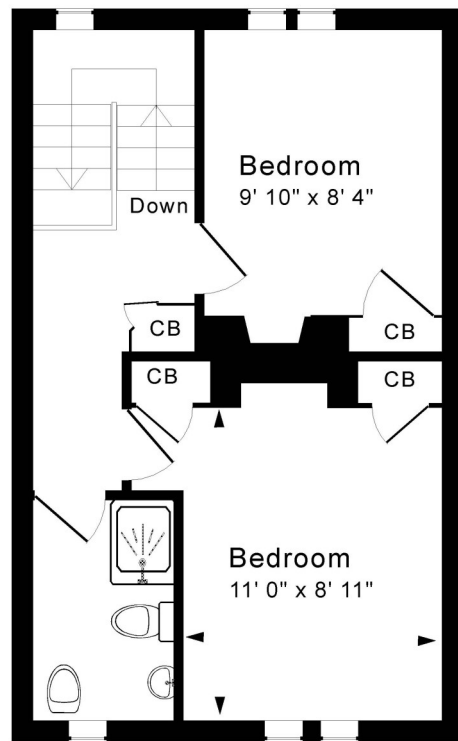
Ground Floor

Approx. Gross Internal Floor Area 835 Sq. Ft. / 78 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-0672
 4 St Stephen's Place, Bath, BA1 5PJ.



Energy Efficiency Rating		
	Current	Potential
Less energy efficient - lower running costs		
A (92+)		86
B (81-91)		
C (69-80)		59
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Tenure: Leasehold
Length of lease: 420 years from 1887
Ground Rent : £2 per annum
Council tax band: 'D' - £2,214.54



First Floor

