



WentWorth  
Estate Agents



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## 115 Walcot Street, Bath, BA1 5BW

- Three Bedroom Mid-Terrace Grade II Listed Property
- Spacious and Flexible Living Set Over Three Floors
- Amazing Location
- Full of Character and Charm
- Rear Patio and Upper Terrace
- Sold With No Onward Chain

**Price guide £600,000**

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### Location

Affectionately referred to by locals as Bath's Artisan Quarter, Walcot is a popular and bustling area. Offering many vibrant and characterful independent businesses, Walcot is a thriving community. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are incredibly well regarded private and state schools nearby and Bath Spa mainline offers fast links to London Paddington and Bristol Temple Meads. The M4 is easily accessed via Jct. 18 or Jct. 17.

### Internal Descriptions

Entering the property you are greeted with a bright hallway with stairs rising to the first floor. A small rear lobby, with an access door to the garden is ideal for storage. The kitchen is well-appointed and enjoys plenty of natural light and has a door leading out into the rear garden. Sliding doors lead you into the warm and inviting living room, with elegant oak flooring. To the first floor there is a very generous double bedroom, boasting beautiful oak flooring which could be utilised as a secondary reception room. The feature windows allow for plenty of natural light and enjoy lovely views. The spacious bathroom comprises of a bath, shower cubicle, wash hand basin and w/c. Taking the stairs up to the second floor you will find a second generous double bedroom, again with superb views and oak flooring. The third bedroom is a good sized single room, enhanced by the oak flooring; overlooking the rear garden.

### External Descriptions

Externally to the front you will find an easily maintained garden with stone steps leading up to the front door. To the rear there is a sunny patio, accessed via the kitchen door, and steps up to a second terrace which is a perfect spot to relax.

### Additional Information

Tenure - Freehold

Council Tax Band - D

EPC - D

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

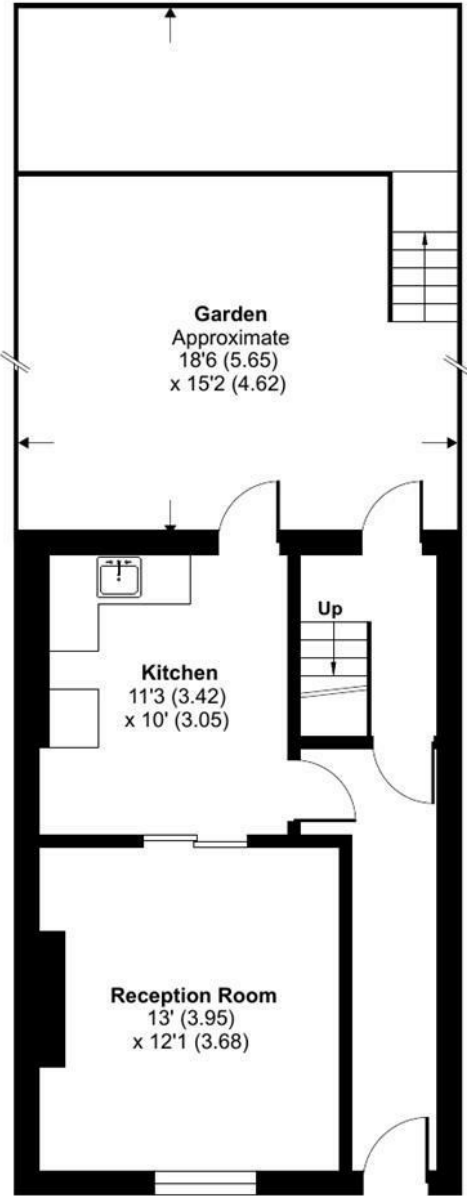
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate 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.

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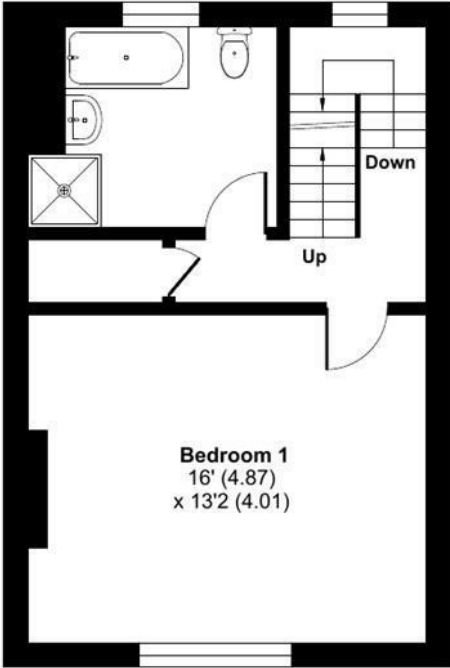
# Walcot Street, Bath, BA1

Approximate Area = 1182 sq ft / 109.8 sq m

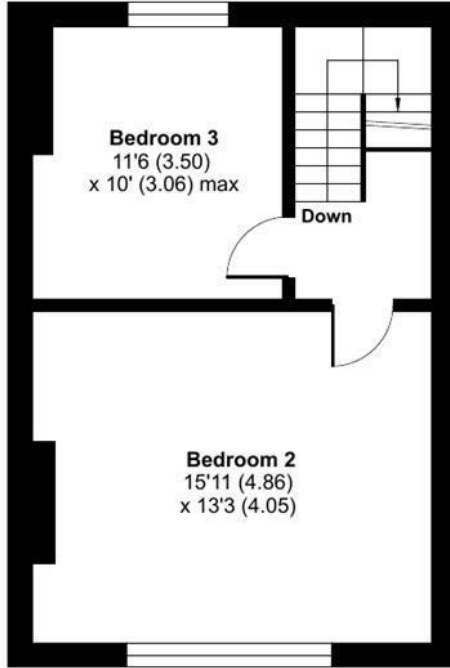
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1435440







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