






15 STOTHERT AVENUE,

Bath, BA2



A CONTEMPORARY THREE BEDROOM TOWN HOUSE IN BATH.

Practical family space with a light and spacious feel with views over
Bath's southern slopes.

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Services: We are advised that the property is connected to mains electricity, water, drainage and superfast fibre optic broadband.

Green Credentials: District heating system. Heat exchange unit.

Local Authority: Bath and North East Somerset. Council Tax: E

[what3words](https://www.what3words.com) /// [cages.films.watch](https://www.cages.films.watch)

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Set on the banks of the River Avon, Bath Riverside offers a level walk or cycle along a car free towpath into the heart of the city, with Bath Spa and Oldfield Park stations within easy reach for easy commuting to Bristol and London in 75 minutes.

Bath Riverside is an established community centred around Elizabeth Park and its coffee shops. The area is well served with gyms and wellness studios including a Sunday Pilates studio. 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.





THE HOUSE

Number 15 is a well presented townhouse built in 2012, set on a quiet residential road close to the city centre. The property has the advantage of two private car parking spaces within a private rear car park. Finished throughout in light neutral tones with stone coloured carpeting throughout, the house offers bright accommodation arranged over three floors.

Steps lead to the front door and into a welcoming hallway with access into a study or third bedroom and a spacious sitting room with double doors onto a balcony overlooking the south facing garden. Stairs take you down to an open plan kitchen and dining room. The Kitchen is well appointed with Siemens oven and integrated fridge freezer. This delightful room has direct access into the garden and terrace which offers good space for entertaining. A separate WC and utility room is at the base of the stairs.

The first floor has the principal bedroom to the rear of the house, a family bathroom with bath and shower and another double bedroom both with ample fitted cupboards.







OUTSIDE

The property boasts three outdoor spaces: a sitting room balcony, basement courtyard and a south facing garden with good sized dining terrace, perfect for relaxing and entertaining and a long south facing lawn. The garden has two additional storage units useful for bins, garden equipment storage or bike shed. A gate provides access to the private car park and two allocated car parking spaces.

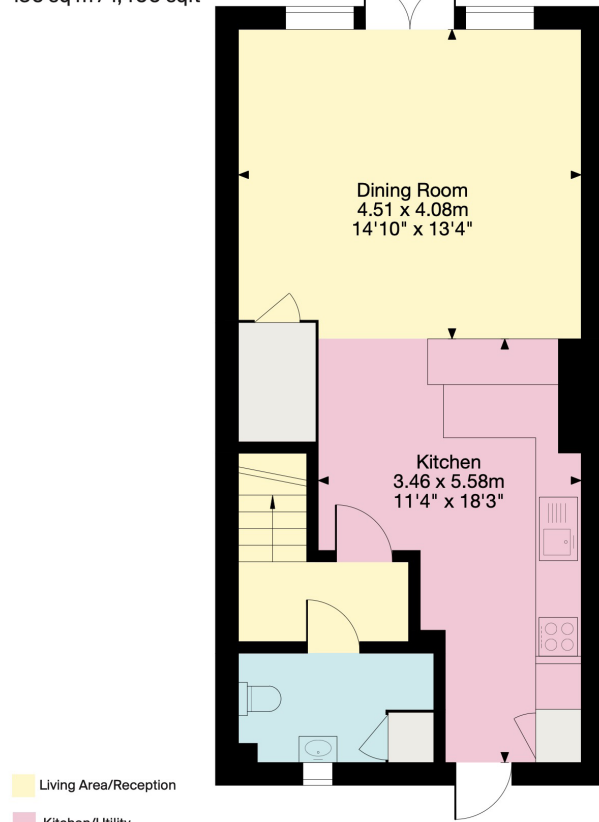
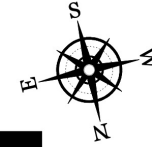




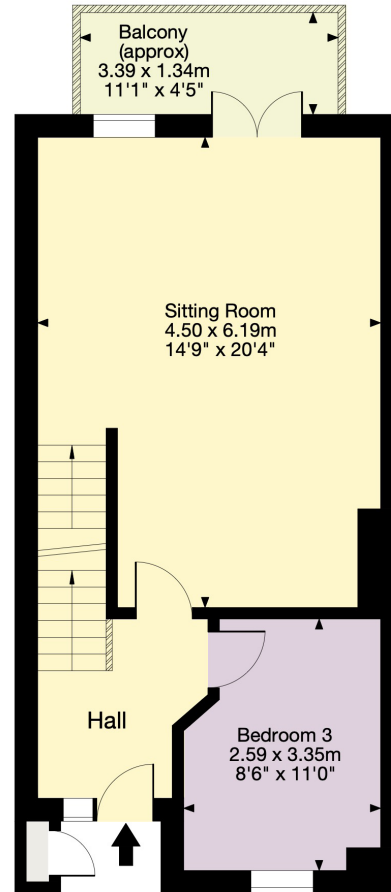
Stothert Avenue

Bath BA2

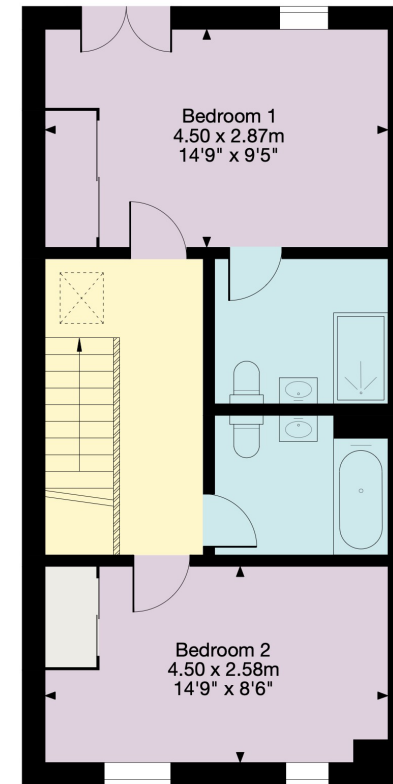
Gross Internal Area (Approx.)
130 sq m / 1,400 sqft



Lower Ground Floor



Ground Floor



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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