



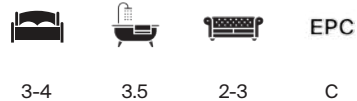
SOUTHCOT PLACE

Bath, BA2



AN ELEGANT FOUR-BEDROOM TOWNHOUSE IN BATH

Enjoying a peaceful setting just moments from the train station and city centre.



Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset Council

Council Tax: E

what3words: ///indoor.bits.reds

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

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



SITUATION

Set in a beautiful quiet residential square within minutes of Bath's train station at the bottom of Lyncombe Hill, Southcot Place combines a peaceful setting with excellent convenience. Nearby Widecombe Parade offers a village-like atmosphere with cafés, restaurants, doctors, dentist, gift shops, convenience stores and popular pubs. The area is particularly well placed for outdoor pursuits, with riverside and Kennet & Avon Canal walks, National Trust Bathwick Fields and woodland routes leading to Alexandra Park close by. A wide range of sporting facilities, spa hotels, gyms and highly regarded state and independent schools are also easily accessible, making this an increasingly rare balance of tranquillity and connectivity.







THE HOUSE

This well presented, modern townhouse in Southcot Place is arranged over three floors, enjoying an end of terrace position in the square, attractive detailing to the front and double glazing throughout. The ground floor opens into a welcoming entrance hall leading to a versatile space with en suite, could be used as a double bedroom, living space or to provide extra income. A boot room with a washing machine, tumble dryer and plenty of space for coats and storage completes this floor.

The first floor provides a light filled hallway leading to a sitting room at the front spanning the width of the property. It enjoys views across the square through sash windows and has a gas fire. To the rear lies the well equipped kitchen and dining room, fitted with integrated appliances and generous storage, including a very useful larder. French doors open directly onto the south facing terrace and an additional toilet completes this floor. The central hallway leads to the second floor with the principle bedroom to the front, hosting an en suite bathroom and fitted wardrobes. To the other side of the stairs, two further bedrooms are served by a separate bathroom, offering comfortable and balanced accommodation well suited to family living or guests.



OUTSIDE

To the rear of the house, accessed directly from the kitchen and dining room, is a charming south-facing terrace, lending itself for perfect alfresco breakfasts in the sun. Attractively landscaped and well sheltered, making it ideal for outdoor dining and everyday use. Leading from there to the side of the house is a further large west-facing terrace, thoughtfully arranged to provide additional seating and entertaining space, enjoying afternoon and evening sun.

A particularly valuable feature of the property is the provision of two allocated parking spaces, together with two private single garages with power and lighting, positioned adjacent to the house. The garages sit beneath an impressive roof terrace, accessed via gated steps from the front, creating a private, elevated outdoor space with open aspects. A grassed communal square to the front further enhances the setting.







Southcot Place

Bath BA2

Gross Internal Area (Approx.)
 Main House = 132 sq m / 1,424 sq ft
 Garages = 25 sq m / 269 sq ft
 Total Area = 157 sq m / 1,693 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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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