



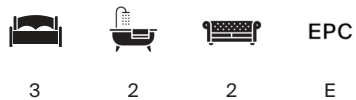
13 LYNCOMBE HILL

Bath, BA2



ATTRACTIVE GRADE II LISTED THREE-BEDROOM TOWNHOUSE

A charming townhouse situated in a very convenient position, minutes from Bath Spa railway station and Widcombe Parade with its varied local amenities.



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

Local Authority: Bath and North East Somerset Council | Council Tax Band: E

Tenure: Leasehold 999 years from 25th March 1826

what3words ///frozen.tracks.prime

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

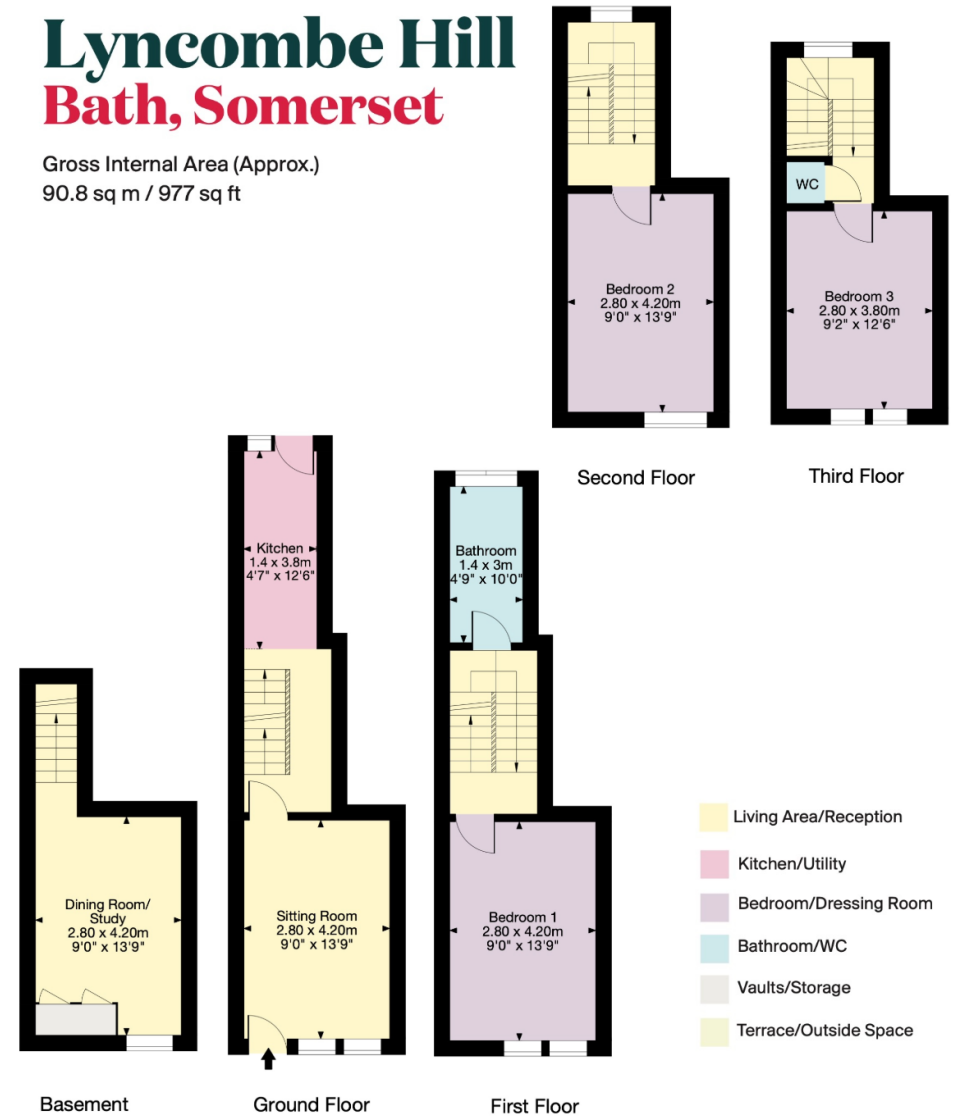
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.

13 Lyncombe Hill is an attractive and thoughtfully refurbished three-bedroom period townhouse situated on the lower slopes of Lyncombe Hill, just a short walk from Widcombe Parade, Bath city centre, Bath Spa railway station and the bus station. Arranged over four floors and half-landings, the property offers stylish accommodation while retaining a wealth of character features. The home includes two reception rooms, currently used as a dining room and sitting room/snug, a Shaker & May galley kitchen, two double bedrooms with modern en suite facilities, a third double bedroom, and a separate shower room. Ideally positioned for convenient city living, this charming townhouse combines period character with contemporary comfort.



Lyncombe Hill Bath, Somerset

Gross Internal Area (Approx.)
90.8 sq m / 977 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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