



Ashley House

Bath



A superb five bedroom family home,
with a self-contained studio and
off street parking, close to the centre
of Bath.



Summary of accommodation

Main House

Ground floor: Sitting room | Study | Kitchen | Dining room

First floor: Principal bedroom | Family bathroom | 2nd bedroom | WC

Second floor: 2 further bedrooms both with ensuite shower rooms

Lower ground floor (The Studio): Kitchen | Shower room | Bedroom

Outside

Garden | Off street parking | EV Charger



Situation

(Distances and times are approximate)

Pulteney Gardens is extremely well positioned for access to the centre of town and also the station. There is also good access to the canal and the National Trust fields on Bathwick Hill. All in all it is a perfect location with a flat walk into town.



The house is close to the very popular Widcombe infants and primary school being perfect for young families.



The House

Situated in the middle of the terrace, the house is built of Bath stone and dates back to approximately 1875. The property is not listed. The front of the house is covered in an amazing Wisteria which is always greatly admired. To the rear is off street parking providing access for OHME fast charger and a pretty West facing garden/terrace. Internally the house has great rooms throughout, with five bedrooms in total and a really useful self-contained studio in the basement, which is currently used for short-term lets, providing a great extra income.



Gardens

The house is approached via a pretty front garden, providing access to the self-contained studio and also the front door of the house. To the rear is a stunning sunny terraced garden with raised beds, bifold doors open to the kitchen/family room making this a great space for outside entertaining and relaxing. There is a garden shed with power and lighting and off-street parking for two cars.





Property Information

Tenure: Freehold.

Services: Mains drainage, water, electricity and gas.

Local Authority: Bath and North East Somerset -
01225 477000

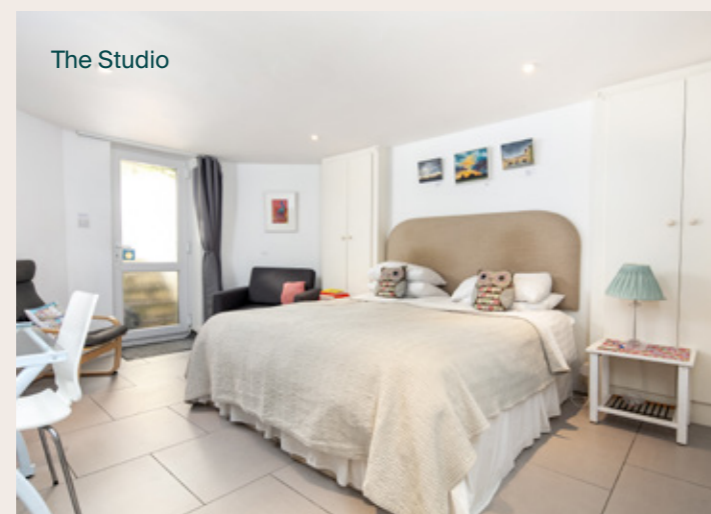
Council Tax: Band F

EPC: D

What Three Words: ///times.calls.held

NB: It should be noted an employee of Knight Frank is an owner of this property.

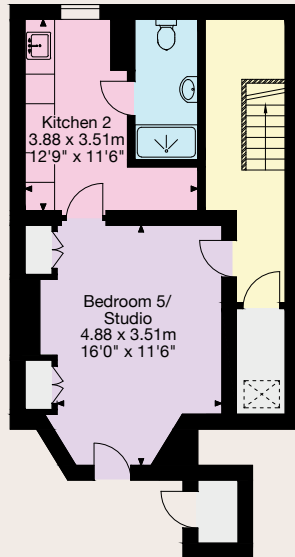
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Total Area = 235 sq.m / 2,530 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

I would be delighted to tell you more

Knight Frank

4 Wood Street

Queen Square, Bath

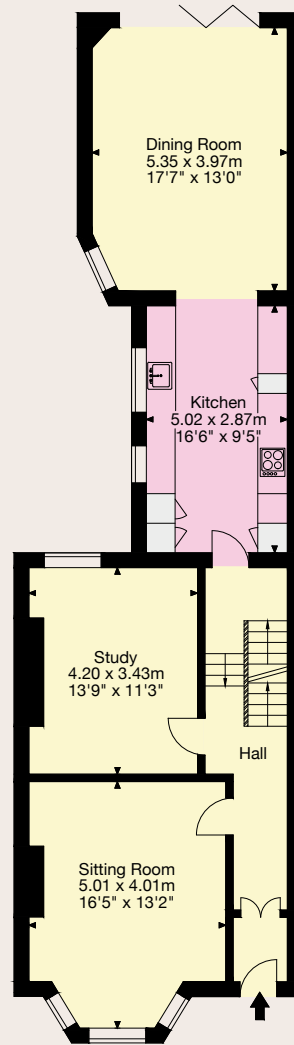
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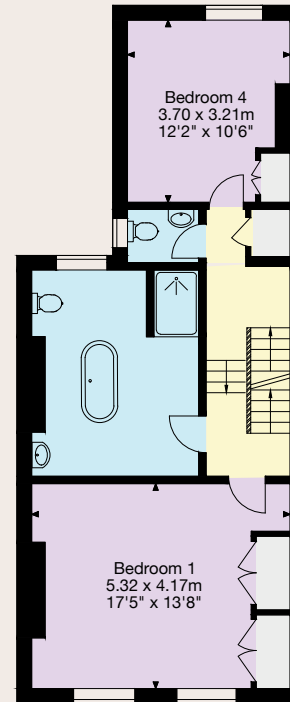
Sam Daniels

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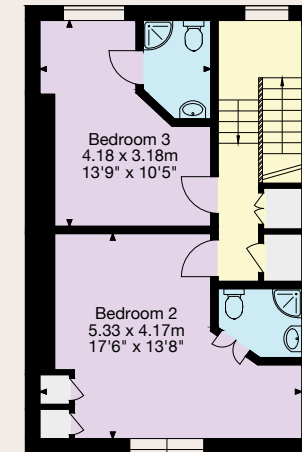
sam.daniels@knightfrank.com



Ground Floor



First Floor



Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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