



P 23
8 am - 6 pm
Permit holders
only

WentWorth
Estate Agents



4 Triangle Villas, Bath, BA2 3JF

- Three Bedroom Semi-Detached Family Home
- Spacious and Very Well-Presented
- Light and Bright Living Accomodation
- Sunny Rear Garden
- Garage and Driveway Parking
- Highly Desirable Location
- Sold with No Onward Chain

Price guide £600,000

Location

Located in the popular area of Oldfield Park, approximately a mile from the city centre. The property is well placed for Oldfield Park Railway Station which offers a convenient link to Bristol. Oldfield Park itself has a range of shops and amenities including a supermarket, café, bank and post office. Local schools include Oldfield Infant School, Oldfield Junior School and Hayesfield Girls School. The World Heritage City of Bath offers a diverse range of restaurants, shops and cultural opportunities including the Bath Spa, the Theatre Royal, Pump Rooms, and the Abbey amongst others. Bath Spa railway station provides a main line link with London Paddington, as well as Wales and the South West. The M4 motorway is also accessible at junction 18, as is the A4 to Bristol.

Additional Information

Tenure - Freehold

Council Tax Band - D

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence

Internal Descriptions

Entering the property you are greeted with an inner lobby with a door leading into the hallway, with bespoke coat and shoe racks. The inviting living room is to your right and has a wonderful bay window, allowing for plenty of natural light. Sliding doors lead into a second reception room which could be utilised as a dining room, playroom or a study. The stylish kitchen is the heart of the home and offers plenty of space for family time. The sleek wall and base units are complemented by the worktops and flooring. A superb breakfast room is incorporated into the kitchen and benefits from a glass roof, creating a light and bright family area, ideal for hosting. A very useful shower room is also to be found on the ground floor. To the first floor you will find a very generous master bedroom, complete with built in wardrobes. Bedroom two and three are both doubles, perfect for growing families. There is sleek and well-proportioned bathroom, comprising of a bath, with shower over, wash hand basin/vanity and w/c.

External Descriptions

Externally to the front there is a small garden, garage and driveway parking. Benefitting from an EV charging point. To the rear you will find a sunny garden, mainly laid to patio, with raised beds full of mature trees and shrubs. To the side there is a pretty second patio with an established rose arch, leading to the garage.

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.

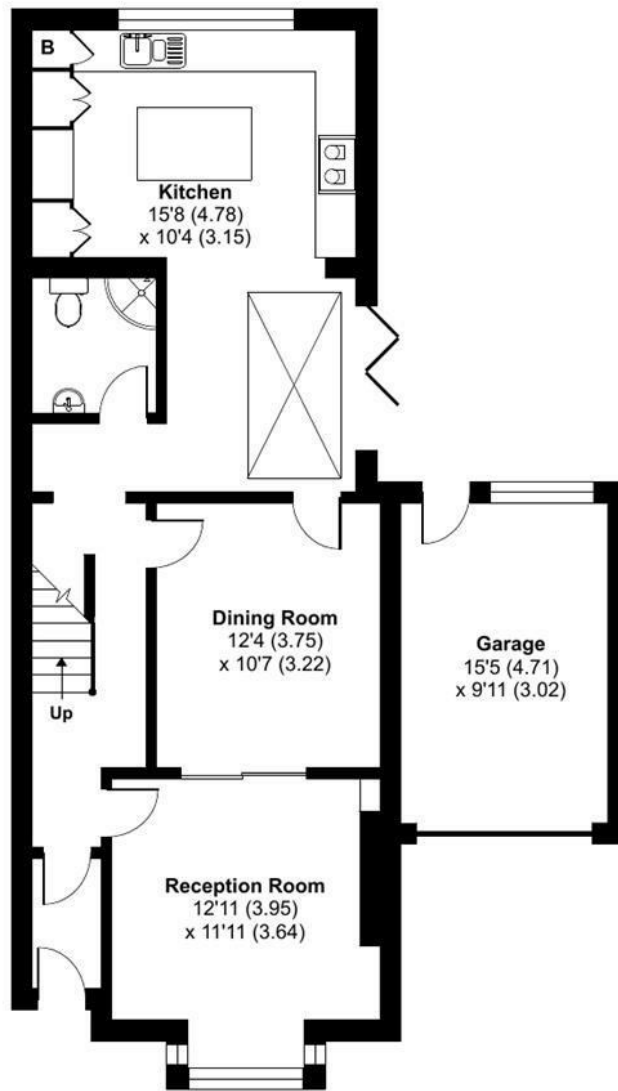
Triangle Villas, Bath, BA2

Approximate Area = 1493 sq ft / 138.7 sq m

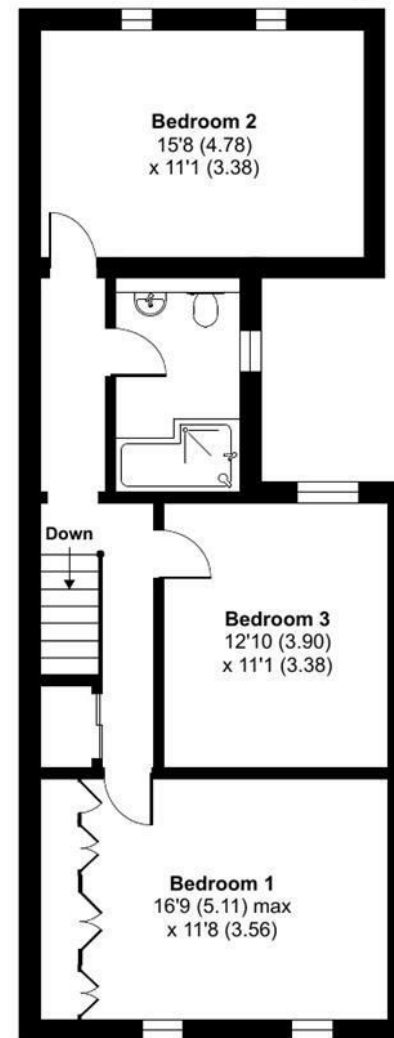
Garage = 155 sq ft / 14.4 sq m

Total = 1648 sq ft / 153.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1432790



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP
01225 904904

bath@wentworthea.com

www.wentworthea.com

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