



WentWorth  
Estate Agents



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## 33 Valley View Close, Bath, BA1 6TP

- Three bedroom end-of-terrace family home
- Pleasantly situated on the fringes of Larkhall
- Spacious and bright living room and kitchen/diner
- Two double bedrooms, one single bedroom
- Generous wrap around gardens with stunning views
- Close to local schools and parks

**Price guide £375,000**

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### Location

Valley View Close in Larkhall is on the North East side of Bath within 1.5 miles of Bath city centre. This popular location offers a variety of local amenities and independent shops including cafes, deli, pubs, The Rhondo Theatre and The Oriel Hall Community Centre. There is an annual festival, excellent park and it is well served by local buses to the city centre. There is a nearby recreation ground with children's play area and great for dog walking. The local schools are well regarded and include St. Stephen's CofE, St. Saviours Junior Schools and St. Mark's Senior School. The location also offers good access to the A4 and the M4 motorway.

### Internal Description

Entering the property you are greeted with an entrance porch, with space for coats and shoes. A glazed doorway then leads into the living room, with stairs to the first floor. The living room enjoys plenty of natural sunlight by way of windows to the front, which command stunning, far reaching views. A focal point of the room is the log burning stove, perfect for cosying up in front of on cooler evenings. There is space under the staircase for a desk, for those that work from home. French doors lead into the kitchen/diner which is of generous proportions. The dove grey wall and base units are complemented by the worktops and tiled flooring. With space for a fridge/freezer and dishwasher and the addition of a separate utility area. There is plenty of room for a dining table, making this a perfect setting for hosting. Taking the staircase up to the first floor you will find a landing with stripped floorboards, which add character and add a light ambience. There is a generous storage cupboard which has loft access, and a further linen cupboard. Bedroom one is a generous double with outstanding views to enjoy. The second bedroom is another double with view of the rear garden. The third bedroom is a single and is currently utilised as a home office. Also to the first floor there is a family bathroom which comprises of a modern three piece suite.

### External Description

Externally to the front you will find steps leading to the front door and an access gate into the side garden. The generous garden to the side is laid to patio, flanked by mature hedging and fencing, benefitting from spectacular views. To the rear there is another spacious patio with steps leading up to a further terraced garden. There is a wonderful summerhouse/studio as well as a storage shed. The gardens to this property are perfect for hosting, relaxing and playing.

### Additional Information

Tenure - Freehold

Council Tax Band - C

EPC - D

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

### 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.

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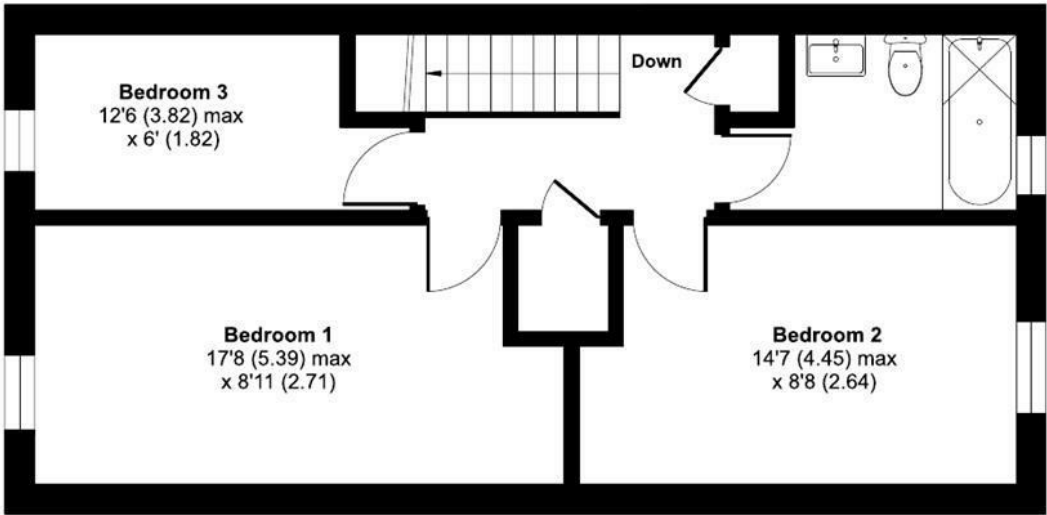
# Valley View Close, Bath, BA1

Approximate Area = 1008 sq ft / 93.6 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1098 sq ft / 101.9 sq m

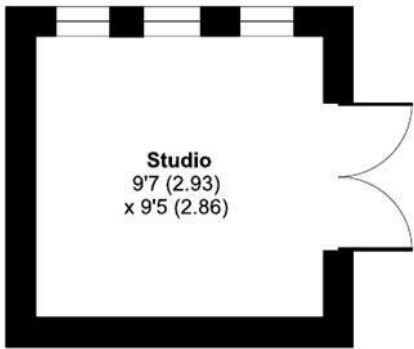
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

| Energy Efficiency Rating                    |         |           |  |
|---------------------------------------------|---------|-----------|--|
|                                             | Current | Potential |  |
| Very energy efficient - lower running costs |         |           |  |
| (92 plus) A                                 |         | 77        |  |
| (81-91) B                                   |         |           |  |
| (69-80) C                                   |         |           |  |
| (55-68) D                                   |         |           |  |
| (39-54) E                                   |         |           |  |
| (21-38) F                                   | 43      |           |  |
| (1-20) G                                    |         |           |  |
| Not energy efficient - higher running costs |         |           |  |
| EU Directive 2002/91/EC                     |         |           |  |
| England & Wales                             |         |           |  |



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: 1494578







### Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

[www.wentworthea.com](http://www.wentworthea.com)

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