



21 St Mark's Road, Bath. BA2 4PA

Asking Price: £715,000



2-3 bedrooms (with occasional bedroom 3)



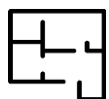
Shower room, WC and bath



Stylish, terraced southerly facing gardens



Resident's parking zone



1039 Sq. ft. / 97 Sq. m.



Planning permission to extend (**Ref: 24/01316/FUL**)



The Property

- Crisp and contemporary, Grade II listed Georgian townhouse
- No onward chain
- Spacious, light and airy accommodation and modern refurbishment
- Attractive, southerly rear gardens
- Resident's Parking Zone
- Super-stylish and vibrant presentation with high quality fittings

The Location

- Minutes from the city of Bath
- In the heart of sought-after Widcombe
- Widcombe Infants' and Juniors' Schools 0.4 miles
- 0.2 miles to Bath Spa Railway Station
- Close to independent shops and cafes of Widcombe High Street
- Lovely semi-rural walks nearby





The Property: This stunning Grade II listed Georgian property is situated in the heart of Widcombe and fuses period charm with crisp, contemporary accommodation is completely refurbished and modernised with smart technology and fibre-optic internet. Modernisation includes upgraded gas central-heating, refitted bathroom, shower room and kitchen, custom storage by Bath Bespoke Joinery.

Please note: Planning Permission is granted to extend the rear of the property creating a stunning, open-plan kitchen/dining room, a light-filled, glass walled internal courtyard, additional living space extending into the garden and garden office pod.

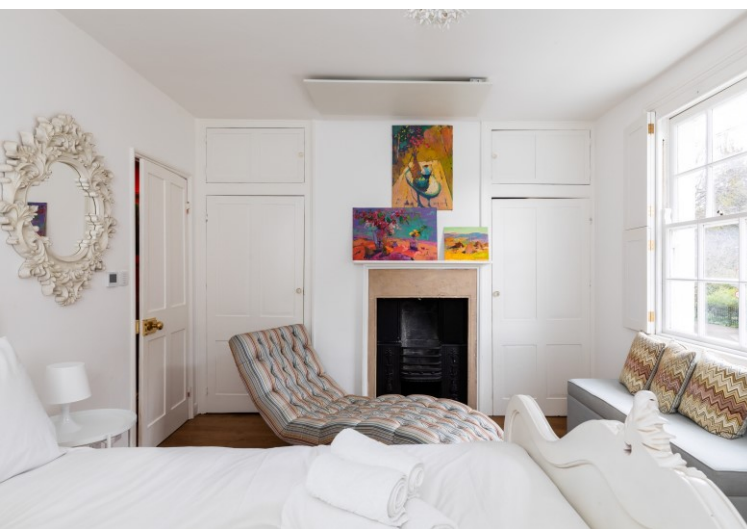
Ground floor: The stylish entrance hall opens to the sitting room to the front (suitable for use as an occasional bedroom) with a multi-paned sash window overlooking St Marks Church. From here, the generous living/dining room features a wonderful wood burner warming up the ground floor in the winter as well as light and airy reception space with oak flooring and plenty of space for mealtimes and relaxing with permission to extend into a full kitchen/dining room.

The kitchen comprises a selection of light pink built-in cabinets with quartz worktops. The high-quality appliances include 2 Siemens electric ovens, a Smeg induction hob and Siemens fridge and full height freezer.

To the rear of the property there is stunning décor and colour-scheme in the bathroom area (with claw foot bath), a vibrant cloakroom and a small study/bedroom with stable door leading to the garden. Here there is permission to enlarge this area across the rear courtyard.

First floor: From the ground floor, stairs lead up the centre of the house to 2 bedrooms and a bathroom. Bedroom 1 (to the front) is a large double room spanning the width of the house with a cast iron range, loft hatch and further sash windows overlooking the church. Bedroom 2, another double room, overlooks the garden to the rear and has a built-in wardrobe.

The modern shower room features deep teal coloured tilework with contemporarily styled basin, WC and walk-in shower with antique brass accents.





Outside: The small front garden space features low stone walling and space for planters. The stylish, inclined and terraced rear garden is southerly facing and begins with a good-sized patio seating area with raised beds perfect for growing vegetables. Steps access two further broad and level patios with attractive limestone-style tiling and plenty of space for seating. The garden continues upwards to an undeveloped rear area ideal for development and with permitted development for the addition of a garden office/hub.

Location: Widcombe is a highly desirable location and well-loved 'village' just to the South of the City Centre, with the City and Bath Spa train station just a short walk away. At its heart, Widcombe Parade caters for day-to-day needs with a Co-op, convenience store, Doctor's Surgery, Pharmacy and Dentist. It also features the welcoming pubs/eateries, The Ram (with Widcombe Deli) Halfpenny wine bar, White Hart and Columbian Café. Just a stroll away, Prior Park Garden Centre is a must for horticultural needs.

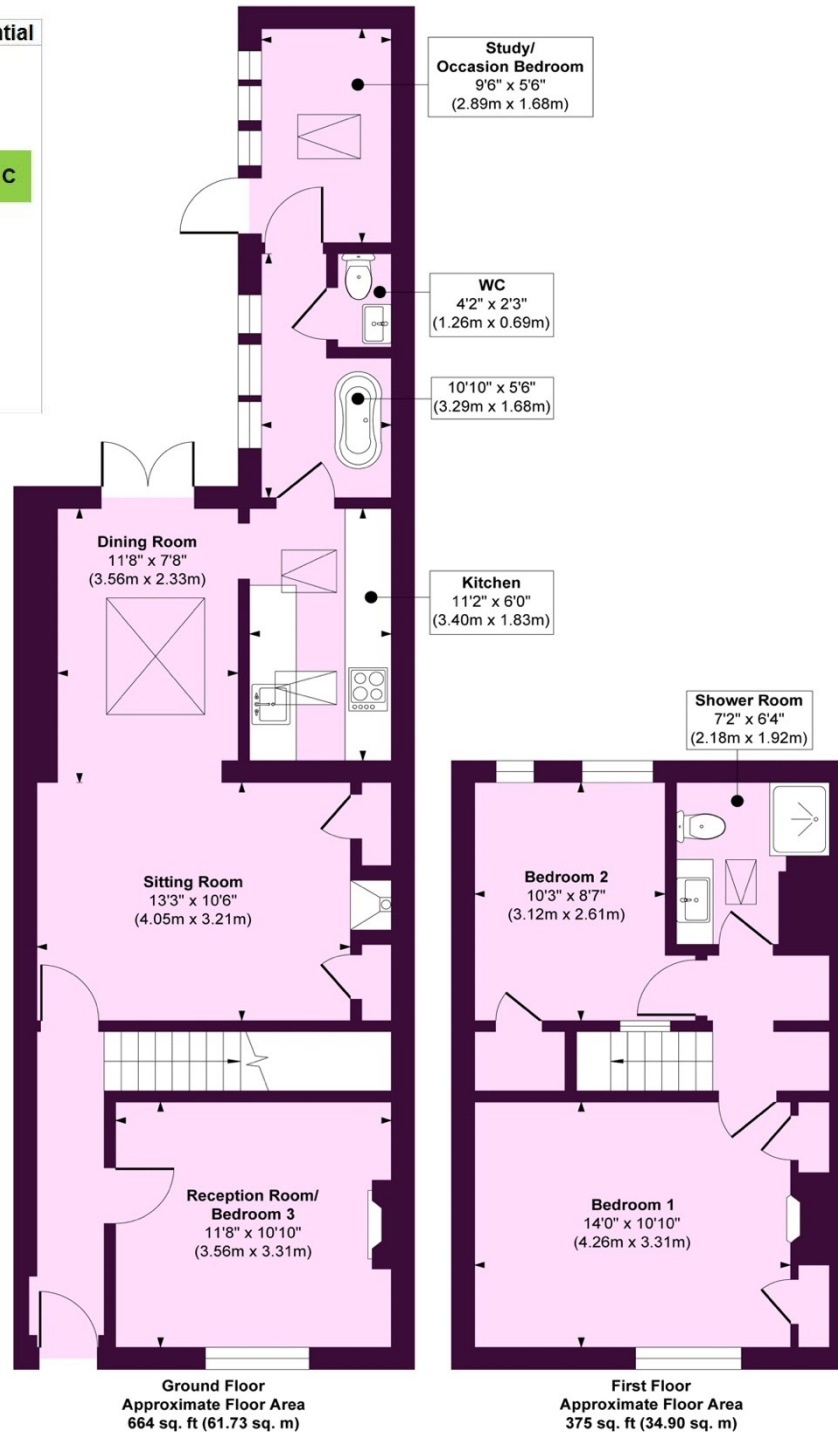
Further up Widcombe Hill you can access the National Trust skyline walk, connecting Widcombe to Combe Down, with breath-taking views of the city. On Bear Flat nearby, Alexandra Park also affords beautiful views across city and countryside. There is also nearby access to local River Walks and the Kennett and Avon Canal.



You will also find the good range of highly regarded local schools, including Widcombe Juniors and Infants and the Paragon and Prior Park Independents schools. Also within easy reach are extremely popular Beechen Cliff and Hayesfield Secondary Schools.

Directions Take the A36 South (Pulteney Road) with the river and railway on your right towards Widcombe. Once through 2 sets of traffic lights, turn left onto Lyncombe Hill and then immediately right onto St Marks Road. Continue all the way along St Mark's Road to the left of the church, and the property will be found on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area: 1039 Sq. Ft / 96.63 Sq. M.

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate, and no responsibility is taken for any error. This plan is for illustrative purposes only and is not drawn to scale. Produced by Elements Property

Disclaimer: The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



