

# whiteley helyar



1,625 ft<sup>2</sup>



4 double  
bedrooms



2 bathrooms



parking permit  
available

Guide Price                      £850,000

3 St. James's Park, Bath, BA12SS



A particularly substantial and solidly built 1930's semi-detached house most pleasantly located in a highly sought after and peaceful road on the edge of the city centre. This bright and spacious house offers versatile accommodation arranged over three floors and enjoys a fine open outlook across Bath.

### ACCOMMODATION

entrance hall  
cloakroom  
sitting room  
dining room currently used as bedroom  
kitchen breakfast room  
four double bedrooms  
family bathroom  
en-suite shower room  
gas central heating system

### EXTERNALLY

The front garden is planted to bushes and shrubs with steps and pathway leading to the side door. The rear garden has been landscaped creating two good usable levels; a generous terrace providing space to entertain and an area of lawn, both enclosed by timber fencing.

### LOCATION

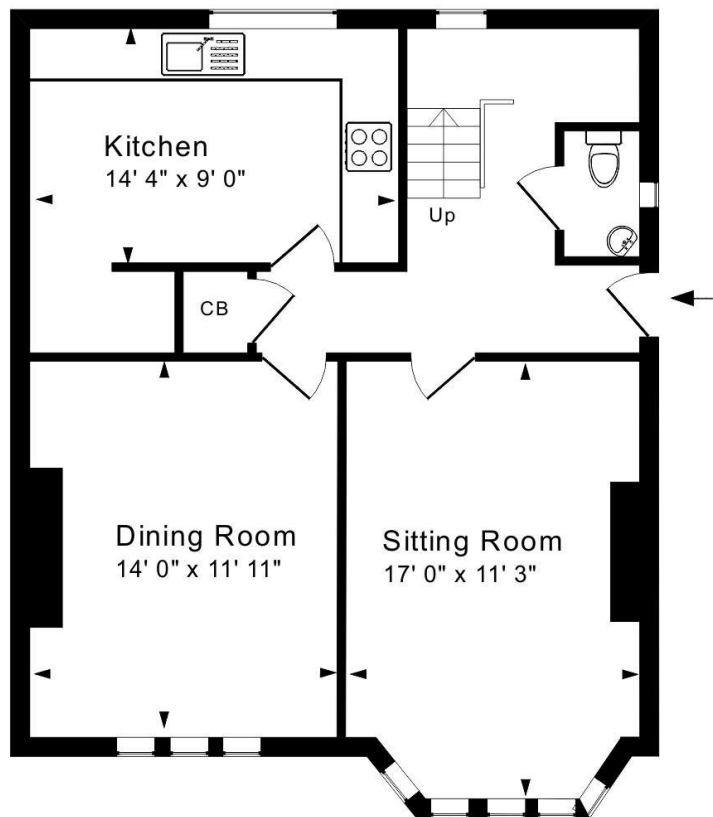
The house occupies a very convenient, quiet location, just a very short walk from the various shops and amenities in Julian Road, St James's Square and the heart of the city beyond. Royal Victoria Park with its Botanical Gardens and wonderful children's play area, is also close by, whilst swift access to the M4 is available without having to cross the city.





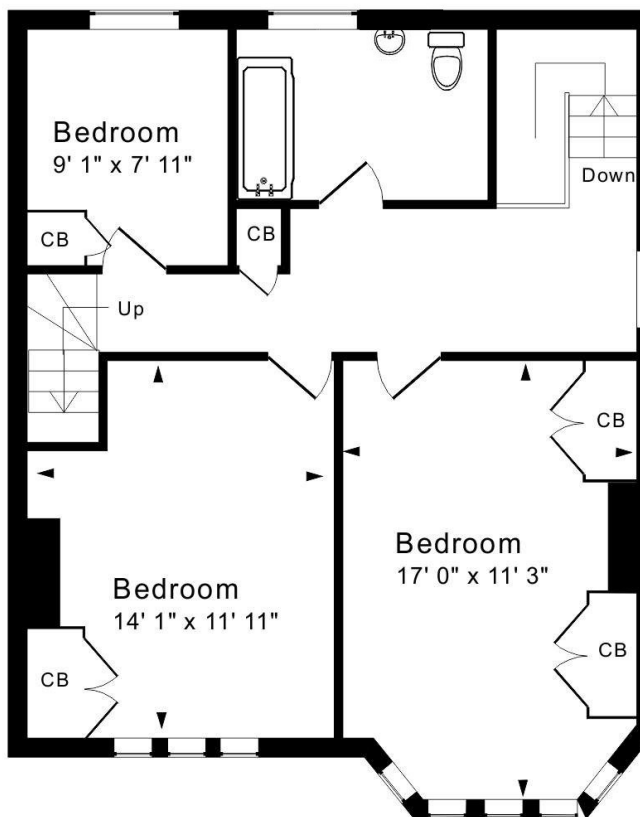




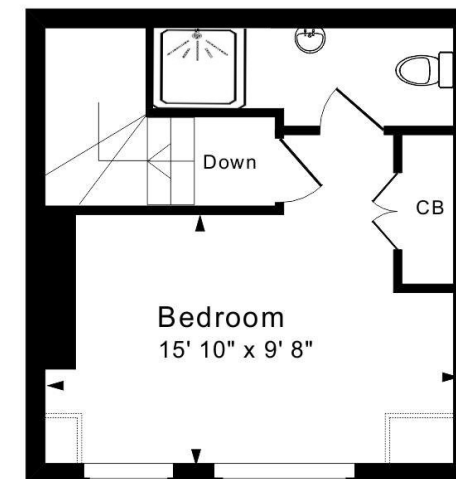


Ground Floor

Approx. Gross Internal Floor Area 1,625 Sq. Ft. / 151 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
 Drawing Number: 172-0867  
 3 St James Park, Bath, BA1 2SS.



First Floor



Second Floor

**Tenure:** Freehold  
**Council tax band:** 'E' = £2,706.67



Energy Efficiency Rating		Current	Potential
Lower running costs - lower running costs			
90+	A		
81-89	B		
69-80	C		
55-68	D		
49-54	E	48	
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

