
WentWorth
Estate Agents



238 The Hollow, Bath, BA2 1NG

▪ Mid-Terraced family home offering flexible living accommodation ▪ Four bedrooms, one with large dressing room ▪ Spacious and bright living room with dining area ▪ Driveway parking for two cars ▪ Pleasantly situated in a cul-de-sac, close to local amenities ▪ Well located for schools ▪ Good transport links into the City Centre

Price guide £390,000

Location
The Hollow is well situated amongst a thriving local community benefiting from a broad range of amenities and services. Nearby on Rush Hill there is a local Doctors Surgery and a range of amenities. Furthermore, there are a number of excellent primary and secondary schools all within easy reach including Southdown Primary School and St Gregory's Catholic College. Bath city centre is a short drive away and offers fine dining, boutique shops, The Theatre Royal and the architecturally unique Thermae Spa. There are transport links to London either from junction 18 of the M4 which lies to the north of the city or by rail from Bath Spa railway station to London Paddington (Approximately 90 minutes).

Internal Description
Entering the property you are greeted with a bright entrance hallway with stairs rising to the first floor. The kitchen offers plenty of storage and is fitted with sleek white cabinetry, complemented by the worktops, tiling and flooring. There is space for a washing machine and drier. To the rear of the property is a spacious living room and dining area with plenty of natural light by way of the patio doors which lead out into the garden. A sunny conservatory adds another living area and has doors leading out to the garden. A generous bedroom is also located on the ground floor and this offers super flexibility to be utilised as an additional reception room if a fourth bedroom is not required. Taking the stairs to the first floor you will find the landing area with an airing cupboard and loft access. Bedroom one is a well-proportioned double and has a wonderful dressing room attached. The second and third bedrooms are also doubles, making this property ideal for growing families. A well-appointed shower room and a separate cloakroom are also to be found on the first floor.

External Description
To the front of the property there is driveway parking for two cars. To the rear you will find a garden surrounded by walling and fencing and benefits from a south facing sun deck, lawned area with herbaceous borders and a patio area, perfect for entertaining.

Additional Information
Tenure - Freehold
Council Tax Band - C
Local Authority - BANES
EPC - D

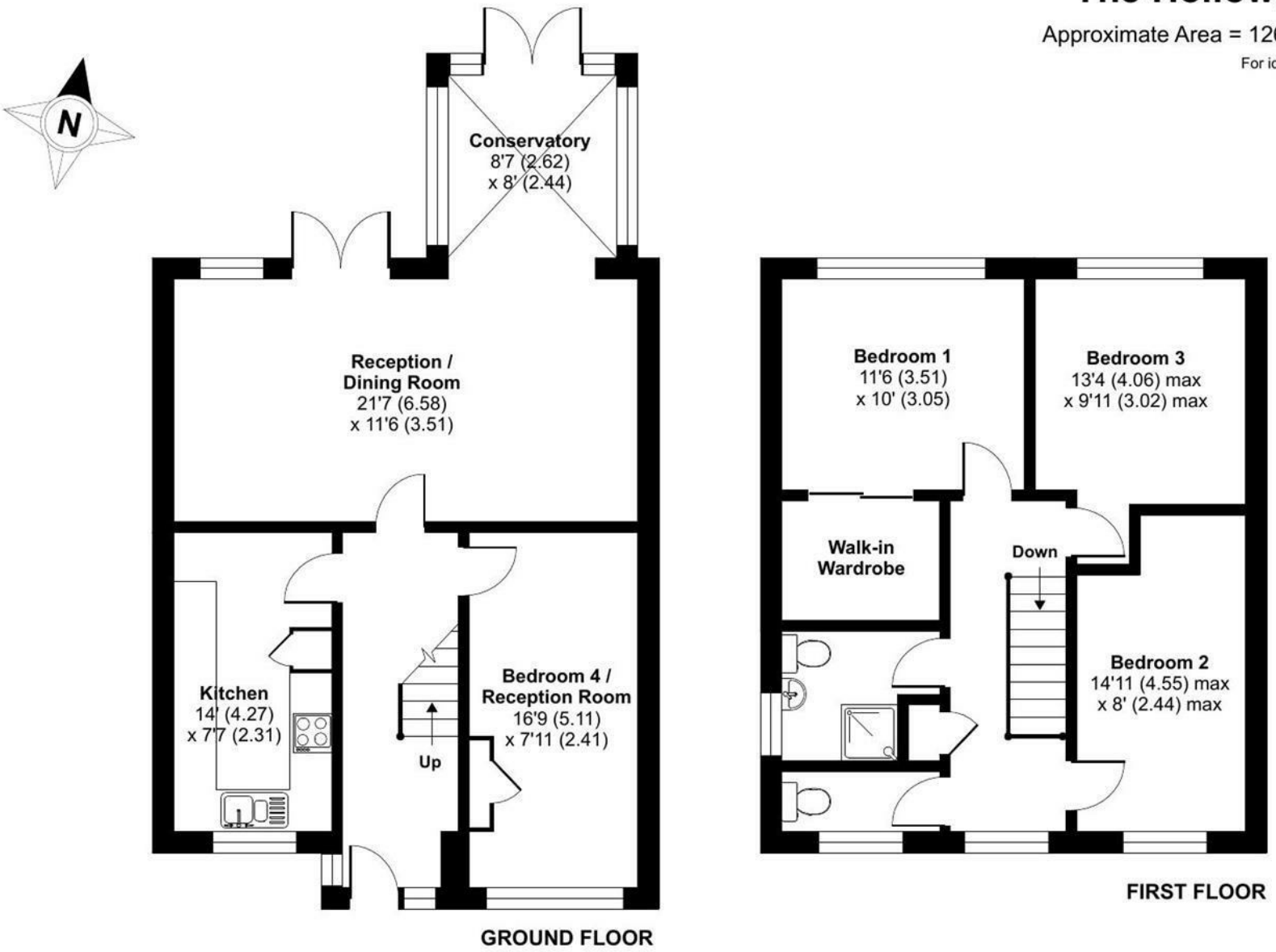
NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence

Agents Note
The 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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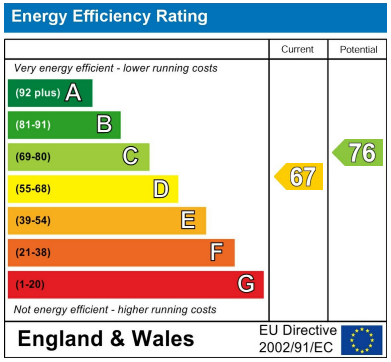
Approximate Area = 1265 sq ft / 117.5 sq m

For identification only - Not to scale



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: 1536294

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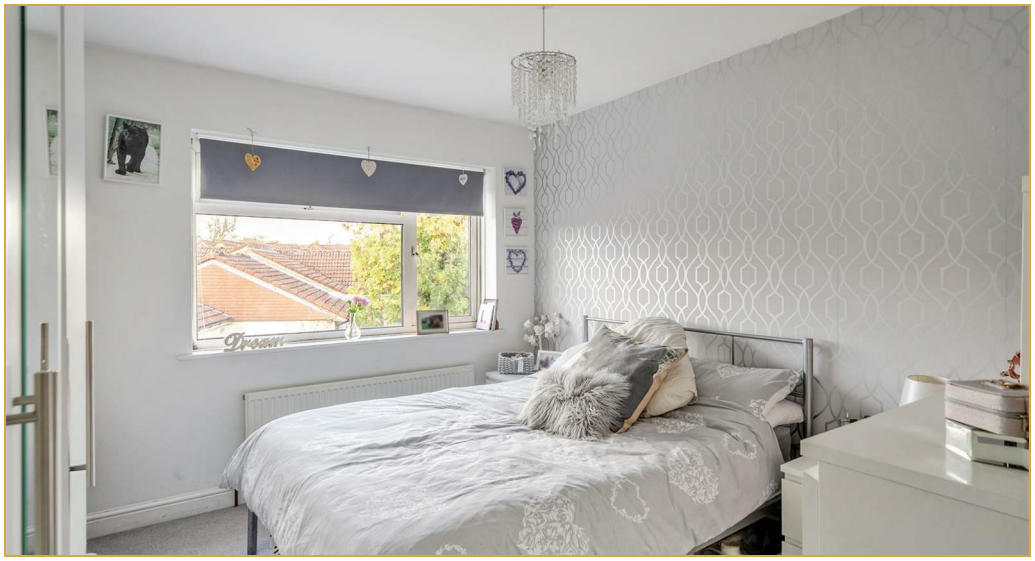
















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