



I BELVEDERE VILLAS

Bath



A CLASSIC GEORGIAN TOWNHOUSE CLOSE TO BATH'S CITY CENTRE.

Lower Ground Floor | Kitchen/Dining Room | Utility | WC

Ground Floor | Hall | Living Room | Sitting Room

First Floor | 2 Bedrooms

Second Floor | Bedroom | Two Bathrooms

Attic | Bedroom/Study

Outside | Front and rear Gardens | On street permit parking



EPC

4

2

4

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Postcode: BA1 5HS

Distances: M4 (J17 or 18) 10 miles, Central Bath 0.5 miles, (All distances are approximate).

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

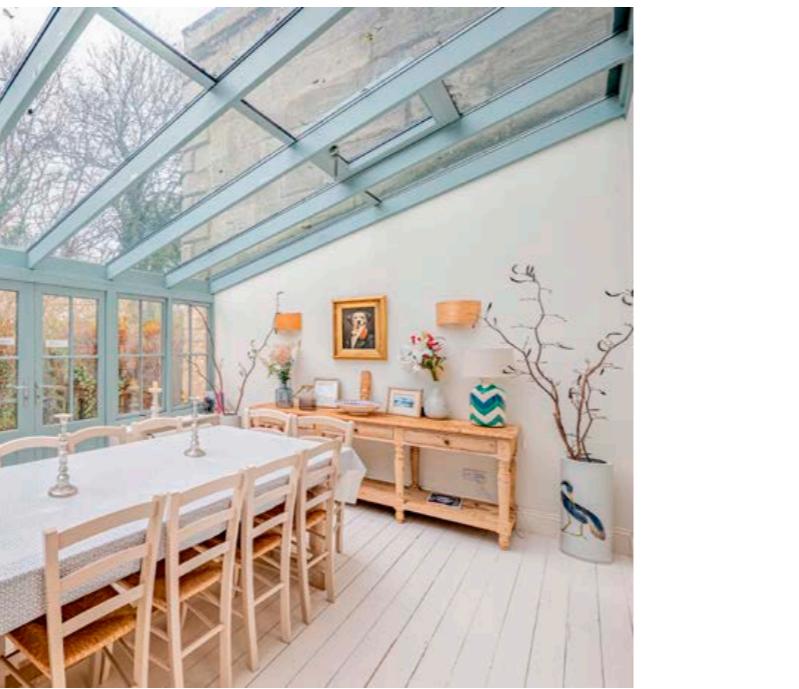
Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the Knight Frank, LLP



SITUATION

Belvedere Villas is on the lower slopes of Lansdown, one of the most sought after locations in Bath. Adjacent to Hedgemead Park, the property is less than half a mile's walk to the city centre, offering easy access to all of Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions. There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby. A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, also located on Lansdown.

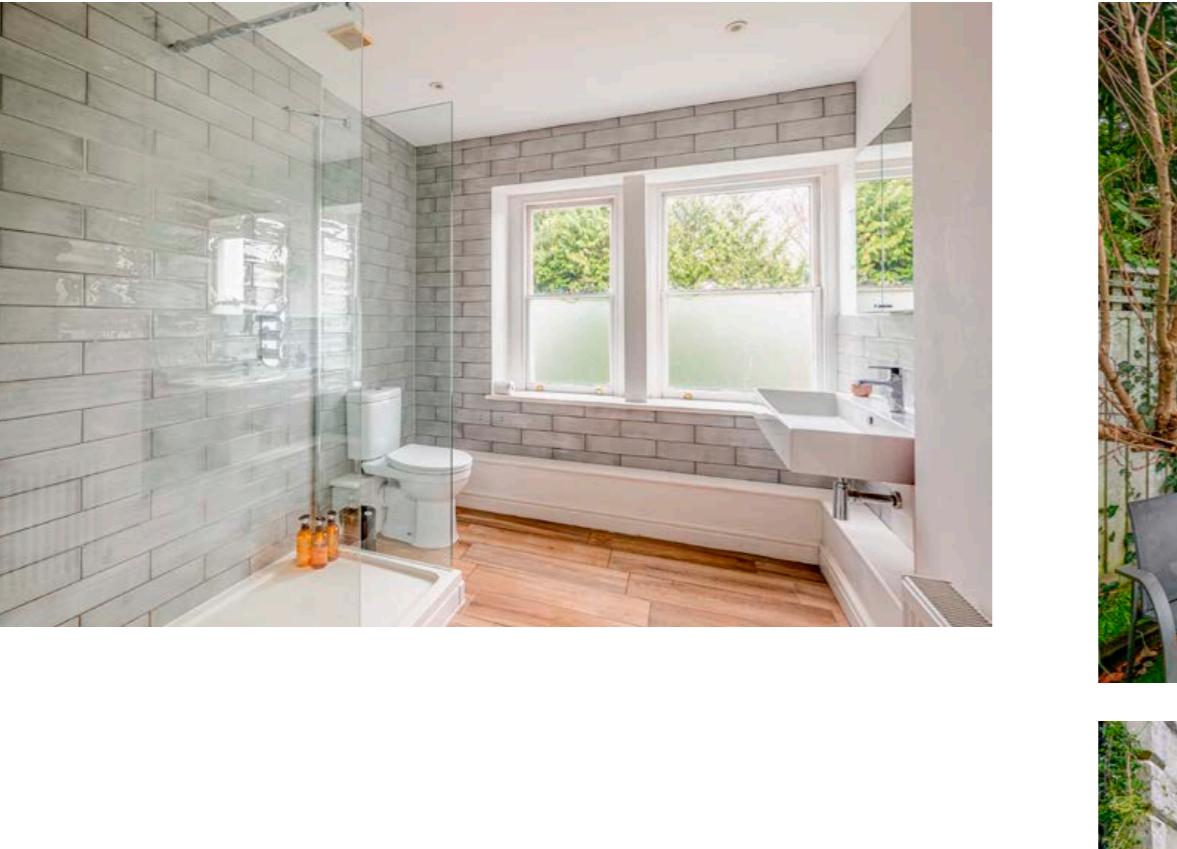


THE HOUSE

Number one Belvedere Villa is a classic, Grade II listed, Georgian townhouse in a terrace of four similar properties. Featuring many desirable period details - high ceilings, sash windows, wooden floors - it has four floors, plus a generous attic room. Inside, on the ground floor, there are two main rooms - one at the front and one at the rear of the house; the hallway and staircase are central. A large fireplace with marble surround is the focal point of the front room, with shelves built into the alcove and two large, sash windows to the front garden. The larger, rear, room benefits from three windows with views of trees and glimpses to the hills beyond.

The kitchen/dining room is on the lower ground floor - the dining room formed from a double glazed conservatory extension that opens onto the east-facing garden: it's a lovely, light space. The kitchen has tiled floors, white units and a mix of marble/black worktops. There's a central island with breakfast bar, ceramic butler's sink, range cooker/hob and built-in appliances. Also on this floor is a WC, a utility/work room and a door to the vaults.

Upstairs to first floor, the high ceilings and elevated views are at their best. Both rooms offer built-in storage/wardrobes, with further built-in storage in the hallway. The second floor has another generous bedroom with attractive fireplace and two large and modern bathrooms, one with a bath. A steep staircase leads up to the attic bedroom where ceilings are lower, but still a good height and access to the loft.



GARDENS AND GROUNDS

The front garden has iron fencing and gate onto a paved path to the front door. Either side is mature hedging with easy-to-maintain gravel covering most of the rest. The rear garden is accessed via the dining room on the lower ground floor. Mature shrubs are either side of the boundary, with faux grass at its centre.



Belvedere Villas Bath, Somerset

Gross Internal Area (Approx.)

Total Area = 267 sq m / 2,881 sq ft



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Total Area = 267 sq m / 2,881 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Queen Square
Bath, BA1 2JQ

knightfrank.co.uk

Your partners in property

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