FLOOR PLAN:

St. Georges Hill, Bathampton, Bath, BA2

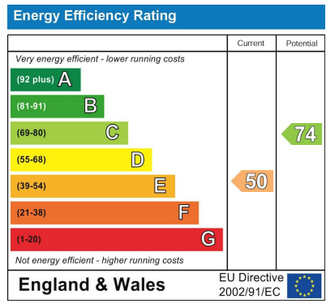
Approximate Area = 818 sq ft / 75.9 sq m

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 Bradleys & Co Inc. Zest Property Group. REF: 1512238

EPC CHART:



ZEST PROPERTY SERVICES

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Ba1 6pt

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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



10, St. Georges Hill, Bath, BA2 6RN

3 Bedroom House

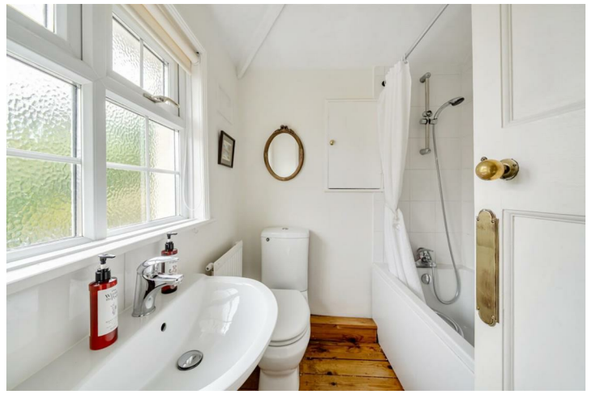
Guide price £475,000

- A charming semi detached family home
- Kitchen, living room, dining room, three bedrooms, family bathroom, utility
- Private road, providing on street parking to the front of the property
- Situated within easy reach of Bath city centre and amenities within Bathampton
- Extensive gardens to the front and rear, terraced with sensational views.
- Freehold. EPC rating E. Council tax band C.

DETAILS

A superbly positioned semi detached family home, elevated with far reaching views. Living room, dining room, kitchen, three bedrooms, family bathroom and a utility. Extensive terraced gardens. On street parking.











Description
This charming semi-detached residence has been lovingly cared for in recent years and now presents an exciting opportunity for some modernisation, with scope to extend, subject to the necessary planning consents.
The well-proportioned accommodation is arranged over two floors. To the ground floor, an impressive open-plan living and dining room enjoys exquisite far-reaching views, while a well-equipped kitchen and separate utility room provide practical everyday living space.

The first floor comprises a principal bedroom with a range of fitted wardrobes, two further bedrooms and a family bathroom.

Externally, the property benefits from mature gardens, with a terraced rear garden providing the perfect setting from which to enjoy the extensive, far-reaching views.

St George's Hill is a private road offering residents parking. The property is offered to the market with no onward chain.

Location
St Georges Hill is situated in Bathampton a sought-after village on Bath's southern fringes within one and half miles of Bath city centre. The village offers many excellent local amenities which includes a doctor's and dentist's surgery, post office, convenience store & café, pharmacy, two public houses, a restaurant and St Nicholas' Anglican church. In addition, there are excellent schools within striking distance including Bathampton Primary School, Bathwick St Mary Church School and King Edward's School. There is a bus stop nearby with regular buses into the city centre. The World Heritage city of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, a fine selection of restaurants, cafes and wine bars along with many cultural activities. Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 junction 18 is approximately 8 miles to the north and Bristol Airport is approximately 18 miles to the west.

