



8
9 LONGMEAD TERRACE

Bath, BA2 3WN



A MODERN THREE-BEDROOM TOWNHOUSE

A three-bedroom townhouse in the prestigious Riverside development, close to Bath city centre and local amenities.



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EPC

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

Local Authority: Bath and North East Somerset

Council Tax Band: E

Method of Sale: Freehold

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



SITUATION

Positioned alongside the River Avon, Bath Riverside benefits from a pleasant, traffic-free towpath providing easy walking and cycling access to the city centre, train station, and bus station. The development also connects to the Kennet and Avon Cycle Route, offering routes towards Bristol and beyond. Constructed between 2013 and 2018, Bath Riverside is a well-designed residential community located close to the heart of Bath, featuring spacious communal areas and a thriving neighbourhood atmosphere. Bath offers a superb selection of cultural, leisure, and recreational facilities, including renowned restaurants, independent boutiques, museums, art galleries, and theatres. The city is also home to the Premiership rugby club and the popular Thermae Bath Spa. Families benefit from a wide choice of highly regarded state and independent nurseries and schools, serving children of all ages.







THE HOUSE

9 Longmead Terrace is a beautifully presented three-bedroom modern townhouse arranged over four floors, situated on a peaceful, tree-lined street within the sought-after Bath Riverside development. Conveniently located close to the city centre, the property also benefits from private parking.

The contemporary kitchen is fitted with a wide range of wall and base units arranged along two sides, providing excellent storage. Integrated Siemens appliances include an induction hob, two ovens and a selection of built-in white goods, additionally included is a dishwasher, washing machine and dryer. The kitchen flows seamlessly into the dining area, a stylish space overlooking the rear garden. Full width glazed doors open completely to create an effortless connection between the indoor and outdoor living spaces during the warmer months.

Occupying the entire first floor, the spacious sitting room stretches from the front to the rear of the house. On the second floor are two well-proportioned bedrooms, served by a contemporary family bathroom. The top floor is dedicated to the impressive principal suite, comprising a generous bedroom and an en-suite bathroom, creating a private and relaxing retreat.







GARDEN & GROUNDS

The enclosed rear garden features an attractive lawn bordered by established shrubs and planting. A paved terrace directly outside the bi-fold doors provides an ideal space for al fresco dining and entertaining, while mature trees and fencing create a private, leafy backdrop. To the rear of the garden, a painted timber shed offers useful storage, complemented by an additional storage cupboard and a built-in garden bench. The garden enjoys a pleasant balance of open lawn and seating areas, making it a wonderful outdoor extension of the home.

There are two allocated parking spaces in front of the property, together with a cycle store and recycling/bin area. Residents also benefit from access to a private gated communal courtyard garden, adjacent play area and Elizabeth Park, a shared green space that forms the heart of this friendly and well-established community.



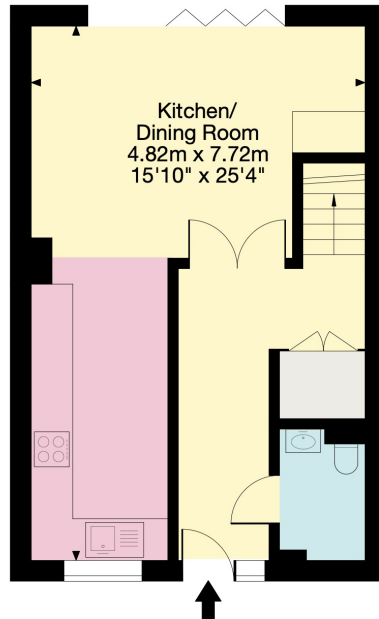
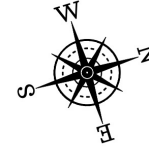


Longmead Terrace

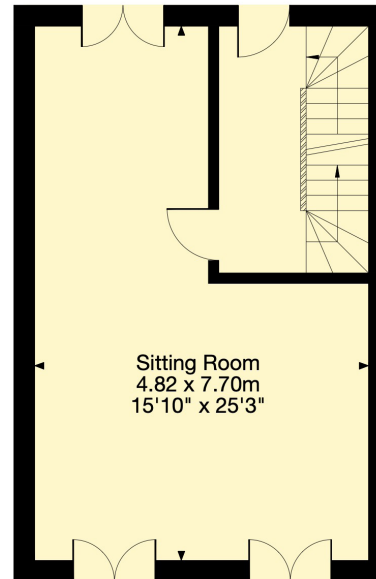
Bath BA2

Gross Internal Area (Approx.)

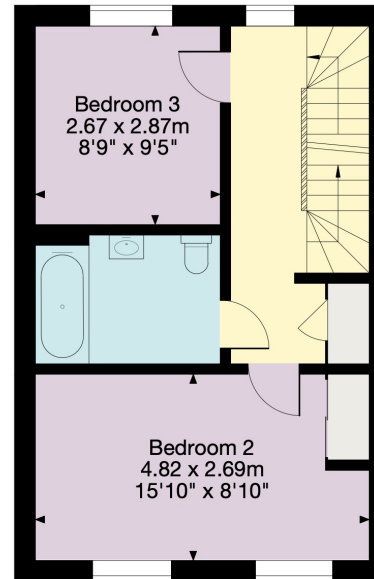
148.8 sq m / 1,602 sq ft



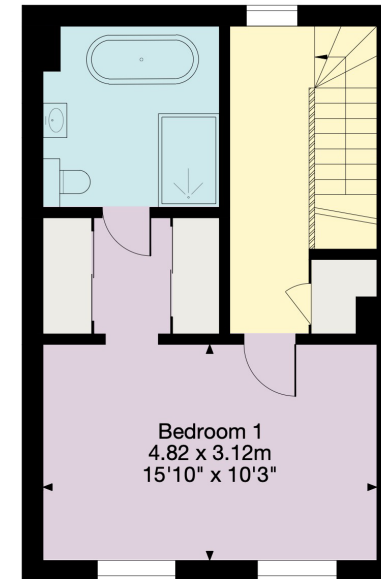
Ground Floor



First Floor



Second Floor



Third Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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