



4 St. Marks Place, Bath, BA1 6FE

Guide Price **£575,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 3
Bathrooms: 2
Receptions: 2

This beautifully presented Neo-Georgian townhouse, built to a high standard in 2011, is tucked away in a secluded position in the heart of Larkhall, within easy reach of the city centre. The entrance hall leads to a convenient shower room and useful storage, along with a spacious third bedroom at the front, currently used as an office/playroom. A few steps down opens into a bright and generous kitchen/dining room at the rear, featuring a breakfast bar, integrated appliances, and ample space for dining and entertaining. Double doors provide direct access to the garden, enhancing the indoor-outdoor flow.

The first floor offers a light-filled sitting room with an elevated leafy outlook, alongside a well-proportioned bedroom with fitted wardrobes. On the second floor, the main bedroom benefits from stylish finishes and excellent built-in storage, served by a large family bathroom with a four-piece suite and Velux window. Externally, the property includes two private allocated parking spaces, with additional flexible outdoor space at the front.

The inviting and highly private garden, accessible from the kitchen/dining room as well as via the secure side access, offers a tranquil outdoor retreat with an expansive patio. Ideal for relaxation or al fresco dining, this South-facing garden comes complete with well-stocked planting beds and a well-equipped timber workshop with light and power, providing versatile utility for hobbies or storage needs.



Larkhall itself is a thriving and popular community located approx. one mile from the city centre, offering a range of independent shops, cafés, and amenities around Larkhall Square. Well-regarded schools, green spaces such as Alice Park, and strong transport links to the M4 and surrounding countryside further enhance its appeal, making it especially popular with families.

Additional Information

Tenure: Freehold End Terrace House

Council Tax Band: D

Current EPC Rating: C (77)

Potential EPC Rating: B (86)

Services:

Mains gas central radiator heating

Mains electricity supply

Mains water supply

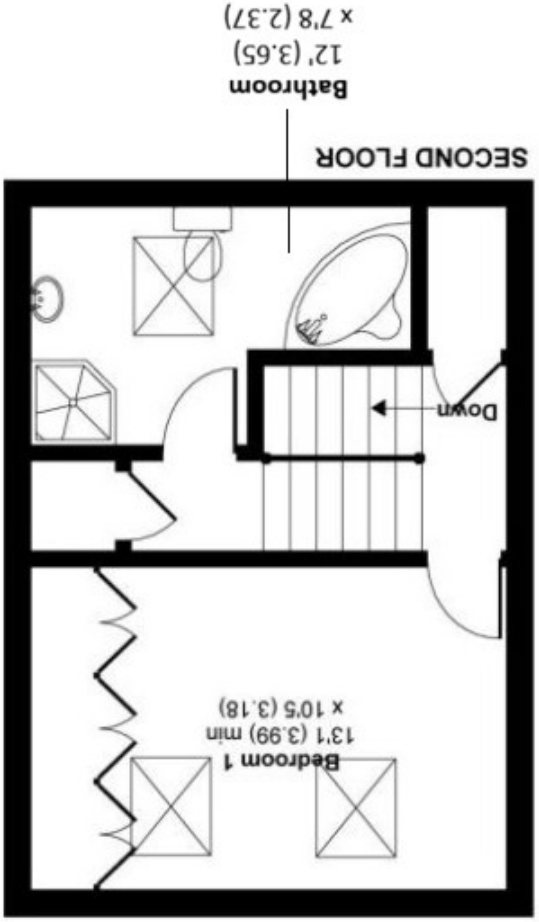
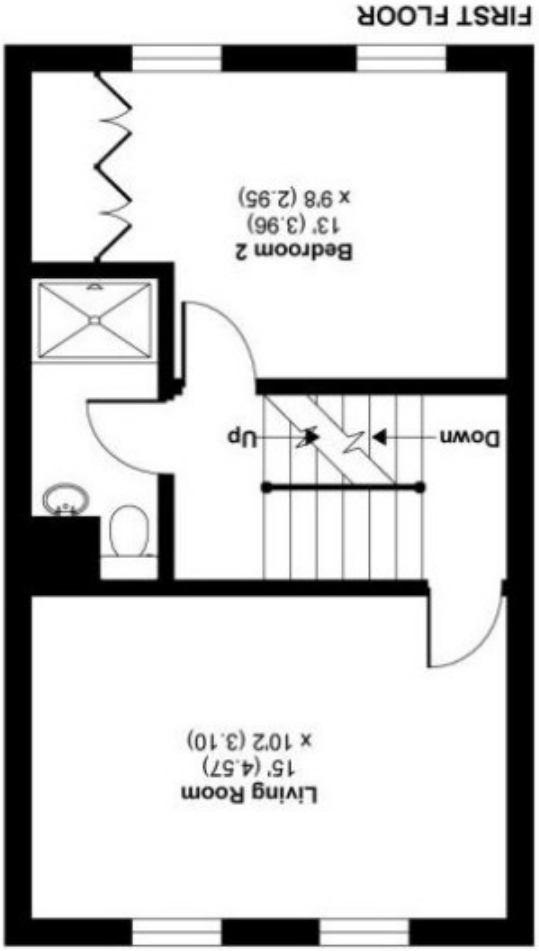
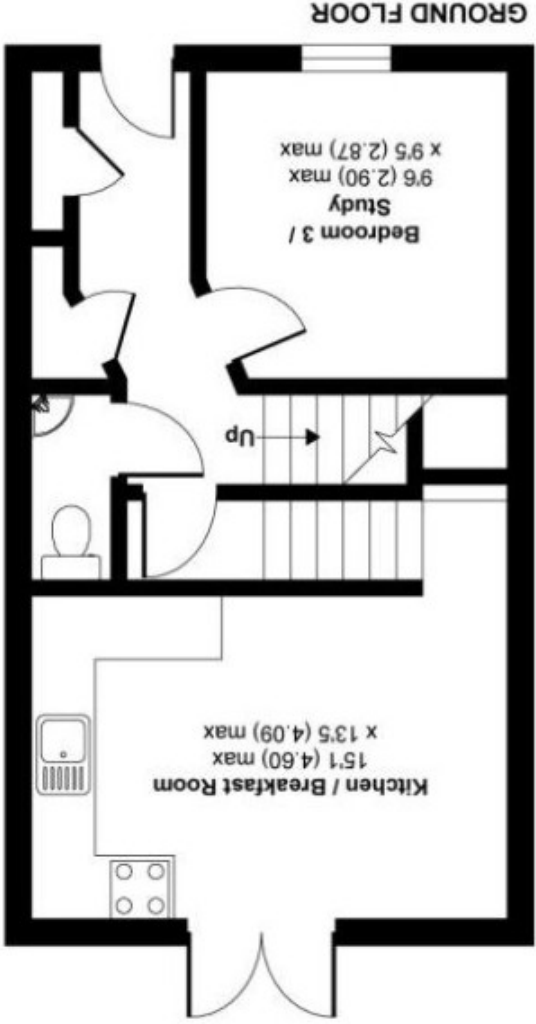
Mains drainage supply

Double glazing throughout

This is a private exclusive development managed by a committee formed by the owners. Any repair works to development are managed on an ad-hoc basis and paid for in equal share. Given the high quality of the build and how young the site is, the Vendors have confirmed that no repair works have ever been required.

These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.





Approximate Total
Internal Floor Area:
1150 Square Feet
(107 Square Metres)



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