

whiteley helyar



1,175 ft²



3 bedrooms



bathroom & W.C.



resident's
permit
parking

Guide Price £650,000

4 Pulteney Avenue, Widcombe, Bath, BA2 4HH

A beautiful three bedroom period family home, tucked away in a residential enclave in the heart of sought after Widcombe, with attractive city garden. The back of the house has been opened up, creating a fabulously modern kitchen/dining room with double doors opening directly to the garden, whilst the remainder of the house showcases a stylish blend of period features and modern living.

ACCOMMODATION

Entrance hall with W.C.

Bay fronted sitting room with period fireplace, herringbone wood floor and fitted shutters

Dining room with a further feature fireplace, fitted alcove storage and herringbone floor

Stunning kitchen/dining room with integrated appliances, breakfast bar and glazed doors to the garden

Three double bedrooms, two with fitted wardrobes

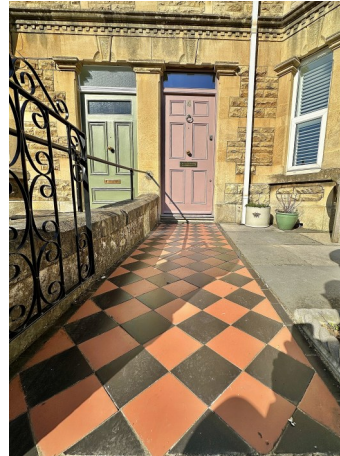
Modern family bathroom

EXTERNALLY

To the front of the house, a small courtyard with a planted border sits alongside the quarry tiled front path, providing space for a storage shed and some seating. The enclosed rear garden has a very useful pedestrian access, and is predominantly tiled with raised sleeper beds to two sides, providing a lovely social space connected directly to the kitchen/dining room by the double doors.

LOCATION

The house is most conveniently positioned just a short level walk from Bath Spa Railway Station and the vibrant independent shops, restaurants and other facilities of Widcombe. Bath city centre is again within easy level walking distance. Delightful walks through rolling countryside, along the Skyline Walk or the Kennet and Avon Canal towpaths are also very close to hand. Adjacent to the Ofsted 'Outstanding' Widcombe Junior School; Prior Park and The Paragon schools and are also nearby, and the house is well served by frequent bus services to the University and beyond.

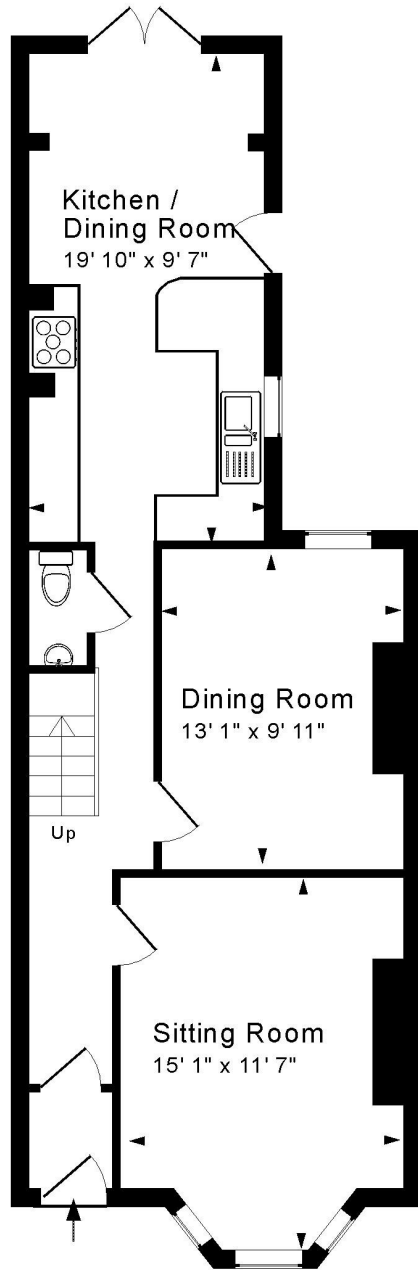




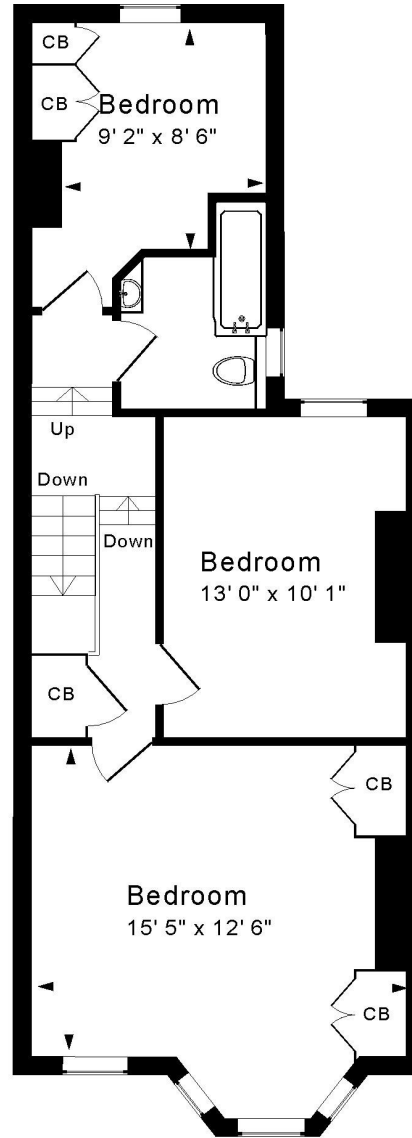


Tenure: Freehold
Council Tax Band: 'D' - £2,325.27

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(56-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,175 Sq. Ft. / 109 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
 Drawing Number:172-0877
 4 Pulteney Avenue, Widcombe, Bath, BA2 4HH.

