



HOPE PLACE

Bath, BA1



A THREE-BEDROOM TOWNHOUSE IN A PRIVATE DEVELOPMENT

Sit on on Bath's northern slopes, this prestigious property offers private parking and extensive communal gardens.

			EPC
3	3	2	B

Services: We are advised that the property is connected to mains water, drainage, electricity and gas. Super-fast broadband Internet access is integrated in all rooms.

Local Authority: Bath and North East Somerset

Council Tax: G

what3words: ///rather.spark.rounds

Method of Sale: We are advised that the property is Freehold. There is an annual service charge of c.£1,700 for upkeep of communal areas.

<Price Type>: £<Price>



SITUATION

Located on the lower north slopes of Bath, Hope Place is an exclusive private development of houses and apartments set in six acres of grounds and woodland. Bath city centre is a short stroll downhill, while the location offers easy access to the M4, Bristol, the Cotswolds and beyond.

Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities, and a mainline train station to London Paddington. There are numerous sporting opportunities such as golf, cricket, horse racing and rugby, as well as a selection of highly regarded private and state schools.







THE HOUSE

3 Hope Place is a modern, three-storey townhouse in a terrace of six similar homes. Inside, the hall has a tiled floor that flows into the rest of the ground-floor accommodation. There is a WC and a generous hall cupboard. Through double glazed doors is the kitchen/dining room. Shaker-style, pale grey units run along two walls, with marbled worktops and a mirrored-tile backsplash. A large island unit includes a breakfast bar and storage, and Miele appliances are built in. The generous dining area has plenty of space for a large table, as well as additional seating. An adjacent utility/boiler room offers further storage.

Upstairs, the first-floor sitting room features glazed doors along the entire rear wall, opening onto a private courtyard garden. There is an office 'nook', and skylight windows on the roof slopes allow maximum light into the whole space. The principal bedroom suite is also on this floor, with double windows to the front of the house, built-in wardrobes and a grey-tiled bathroom with bath, shower and twin basins.

There are two further bedroom suites on the next floor, one at either end of the house, connected by a carpeted landing which has access to the loft space.



OUTSIDE

At the rear of number 3, accessed from the first-floor sitting room, is a private, paved courtyard with walls on either side and fencing at the rear (with gate access). An outside tap has also recently been installed.

The house comes with two car parking spaces, guest parking and communal electric charging on the shared spaces outside. The communal grounds and facilities include a generous flat lawn, tennis court and woodlands, as well as separate bin and bike stores. The grounds are maintained as part of the management fees, offering both security and privacy for all residents.

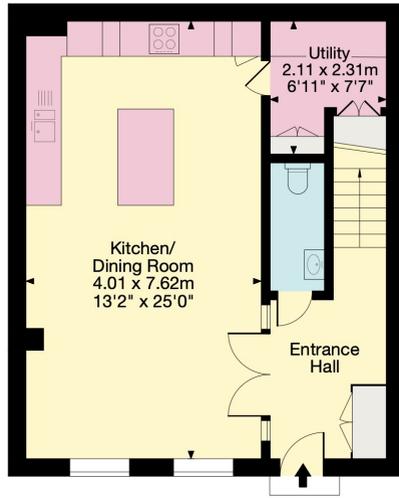






Hope Place Bath, Somerset

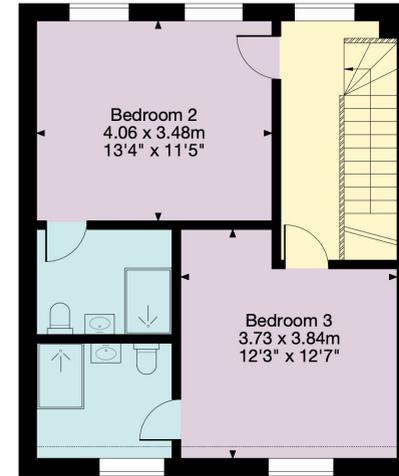
Gross Internal Area (Approx.)
156 sq m / 1,680 sq ft



Ground Floor



First Floor



Second 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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