



£290,000

Council Tax Band: C
Energy Efficiency Rating: C

Woodview Terrace, Bath. BA2 1RT.

Home Estate Agents are favoured with instructions to market this well proportioned and substantial three double bedroom end terrace property situated in a cul de sac location adjacent to open countryside with easy access to the city centre. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.





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The benefits include gas heating, double glazing and spectacular views to the rear. The property briefly comprises of an entrance hall, lounge, kitchen/dining room, downstairs cloakroom, three double bedrooms and a bathroom. Externally there is a gravelled area to the front and to the rear there is a well maintained garden laid mainly to lawn with patio areas. There is also on street parking

This remarkable property has tremendous potential for upgrading, being of modern construction with a large loft, which might have the possibility to convert, subject to planning. The shops and cafés of Moorland Road are within easy reach. There are various new gyms nearby. The property is well located for numerous transport links to the city centre, the Universities and Bristol beyond. Early viewings strongly advised. Please call 01225 463006 to arrange an internal inspection.

Entrance Hall

Part UPVC double glazed door to front aspect, radiator, stairs rising to first floor level, laminate flooring, fuse box, understairs cupboard, phone point.

Lounge 3.55m x 4.59m

UPVC double glazed window to front aspect, radiator, TV point, phone point, laminate flooring.

Cloakroom

Radiator, wash basin, WC, tiled splash back.

Kitchen/Dining Room 5.61m x 2.97m

UPVC part double glazed door to rear aspect, 2x UPVC double glazed windows to rear aspect, radiator, range of base and wall mounted units, composite sink drainer unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, gas boiler, laminate flooring.

First Floor Landing

Ornamental banister, doors to all rooms, loft access.

Bedroom 3.39m x 3.29m

UPVC double glazed window to front aspect, radiator, pleasant views to front, TV point, built in cupboard.

Bedroom 3.39m x 4.28m

UPVC double glazed window to rear aspect, radiator, spectacular views.

Bedroom 2.9m x 2.3m

UPVC double glazed window to rear aspect, radiator, phone point, spectacular views towards Kelston Manor and surrounding countryside.

Bathroom

UPVC double glazed window to front aspect, radiator, pedestal wash basin, paneled bath with mixer shower over, WC, tiled splash backs, laminate flooring, wall tiles.

Rear Garden

Laid mainly to lawn with patio areas, landscaping, wooden fencing, outside tap, side pedestrian access.

Parking

On street parking

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahea.co.uk

www.ahea.co.uk

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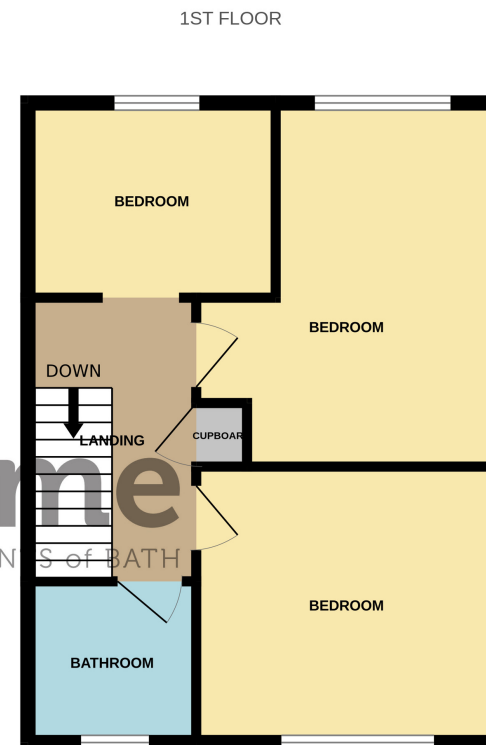
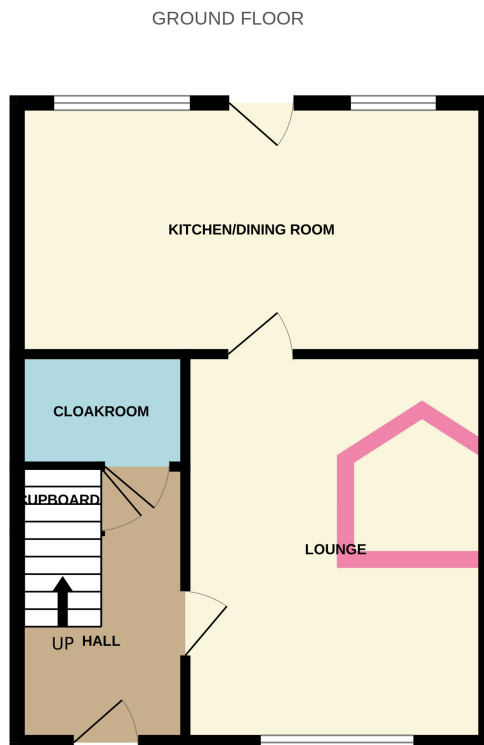
Call now, visit us in
branch or go online
to book your viewing.

 01225 463006

 sales@ahea.co.uk

 @athomebath

 @Home Estate Agents
13 Moorland Road,
Bath, BA2 3PL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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