



WentWorth  
Estate Agents





---

## 15C Monmouth Place, Upper Bristol Road, Bath, BA1 2AX

- End-of-Terrace Townhouse.
- Two Reception Rooms.
- Three Double Bedrooms.
- Two Bathrooms.
- Spacious Kitchen/Diner and Utility.
- Generous Living Accomodation.
- Sunny Rear Courtyard.

**Offers in excess of £600,000**

---

### Location

The property enjoys a very central location close to the well known Bath landmark of Queen Square and only a short stroll to the magnificent Royal Crescent, Circus and Victoria Park. Being positioned so centrally it allows the owners to benefit from all that The World Heritage City of Bath has to offer, with its rich cultural, shopping, historic and sporting facilities. For those that need to commute, Bath Spa Railway station, (situated to the south of the City centre,) offers a main line into London Paddington, likewise the M4 Motorway at Junction 18 gives access to London, Bristol and the South

### Internal Descriptions

Upon entering the property you are welcomed by a bright entrance hallway with wooden flooring, which adds warmth and depth. To the right, you'll find a spacious second reception room, an ideal space for a home office which also benefits from a large storage cupboard. The elegant and welcoming living room to the rear enjoys plenty of natural light, providing the perfect setting for relaxation and family time. A well-appointed guest cloakroom is also to be found on the ground floor. Taking the stairs downward, you'll discover a generous and stylish "heart of the home" kitchen, family room which is ideal for entertaining. A patio door opens out to a sunny courtyard garden. To the first floor there are two generous double bedrooms, both with fitted wardrobes which are serviced by a stylish family bathroom. The master suite is located on the second floor and features a bright, airy bedroom complemented by a large dressing room and elegant en-suite shower room. The property offers abundant storage throughout and is equipped with a range of modern technological features designed to enhance contemporary living.

### External Descriptions

Externally , to the rear , you will find a sunny courtyard area, perfect for enjoying the southerly aspect.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - FREEHOLD

Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

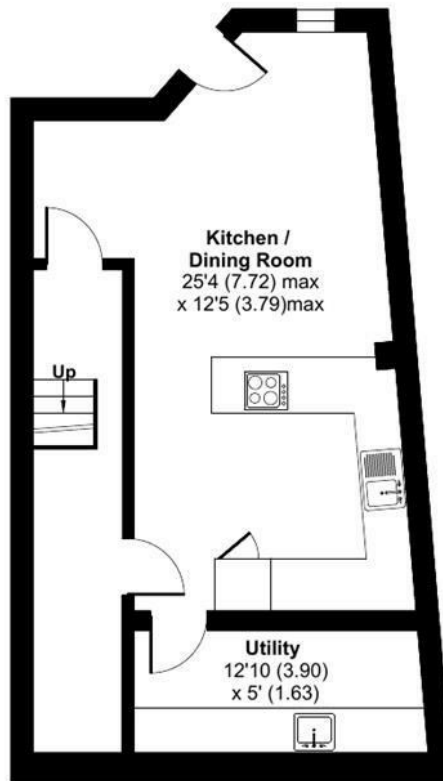
---



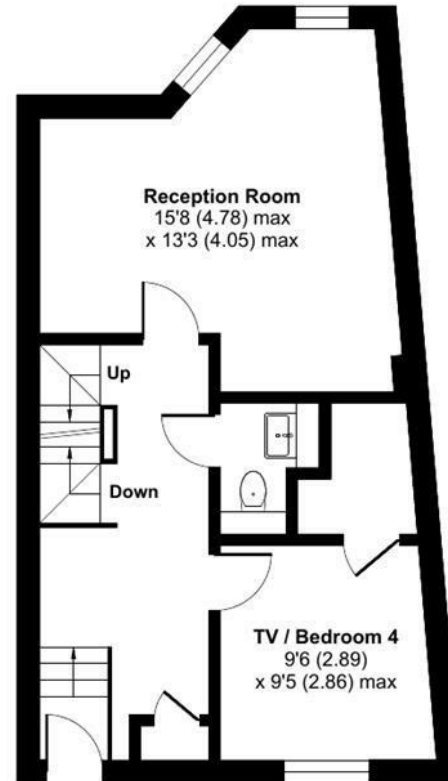
# Monmouth Place, Upper Bristol Road, Bath, BA1

Approximate Area = 1783 sq ft / 165.6 sq m

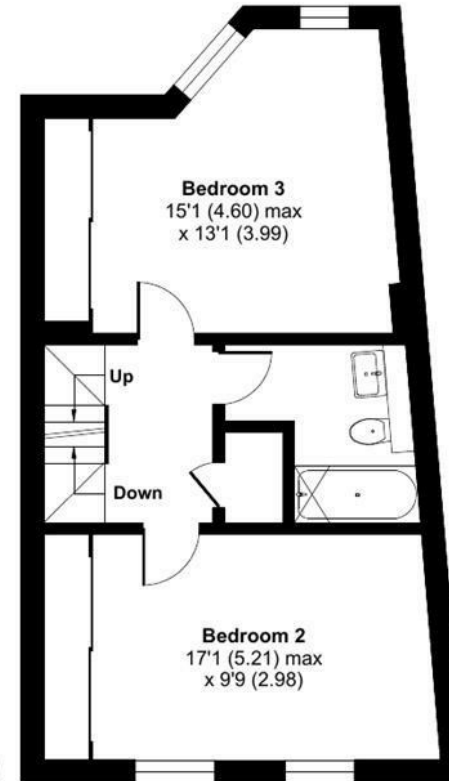
For identification only - Not to scale



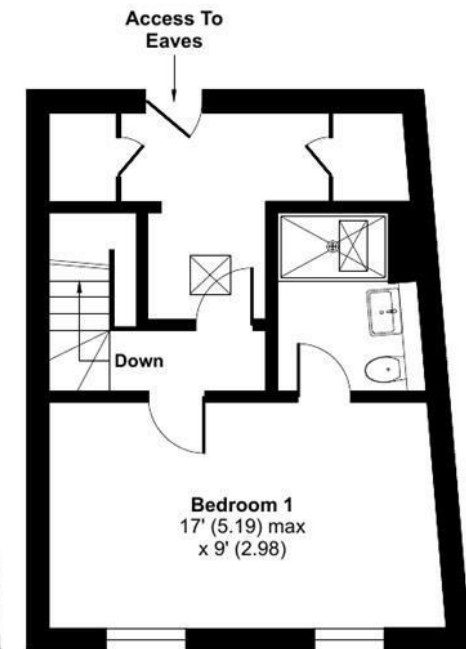
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for WentWorth Estate Agents (Bath). REF: 1384304



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







## Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

