



EDEN TERRACE, BATH, SOMERSET, BA1
£585,000 FREEHOLD



EDEN TERRACE, BATH, SOMERSET, BA1

3 bedroom period terraced house in sought after location.

A charming Victorian house | Accessed via a no through road | Beautiful kitchen and living space with large glass ceiling lantern | Sought after location in Larkhall.

Entrance hall | kitchen breakfast room with dining and seating area | sitting room | 3 bedrooms | family shower room plus bathroom adjoining principal bedroom | utility room | downstairs loo | South facing garden | On street parking.

Eden Terrace is a pretty row of Victorian houses in a sought after location in the ever popular Larkhall Village. The house is approached via a no through road just off Larkhall High Street.

The charming accommodation is arranged over 3 floors of this pretty stone built house. The house has been thoughtfully refurbished to combine modern design with the period features.

On the ground floor is an impressive kitchen/dining and living room with huge ceiling lantern and stylish kitchen. Off this space is a useful utility room and downstairs loo. There is also a separate sitting room at the front of the house overlooking the garden.

The first floor has 2 double bedrooms and a stylish shower room with rainfall shower under a vaulted ceiling and Velux window.

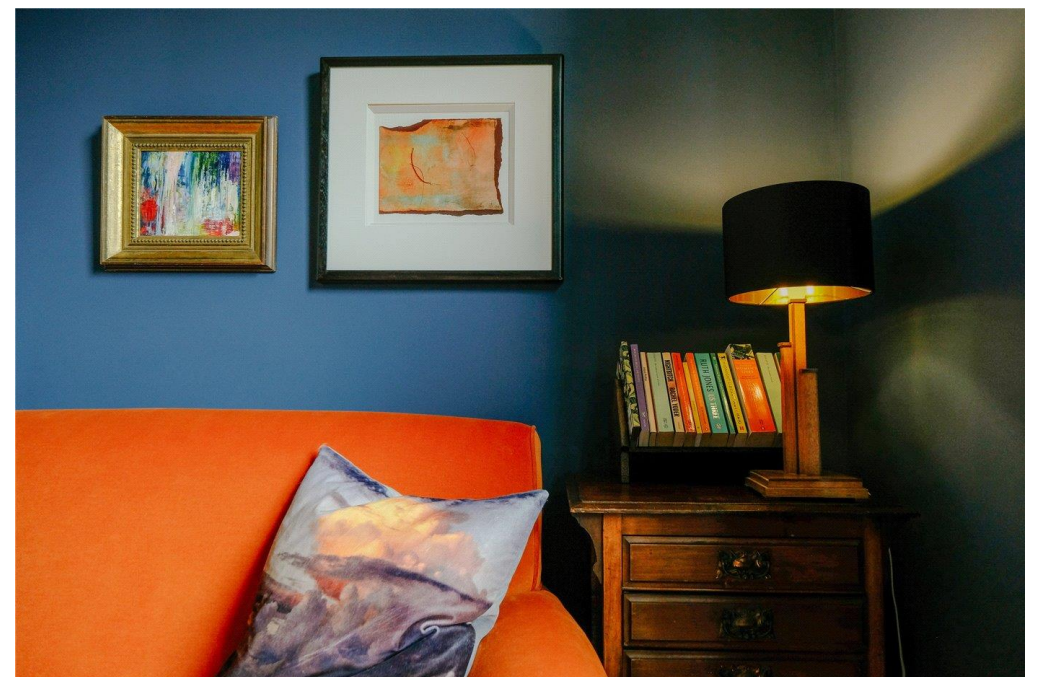
Upstairs in the principal bedroom with ensuite bathroom. Views over the village and surrounding countryside.

Larkhall is a thriving community with the Rondo Theatre and Oriel Hall at its heart. The Oriel Hall offers a range of classes and workshops. Other amenities include Larkhall Butchers, Goodies Deli, a greengrocers, Larkhall Deli, flower shop, hardware shop, pharmacy and a Co-Op supermarket. There are also village schools for all ages.

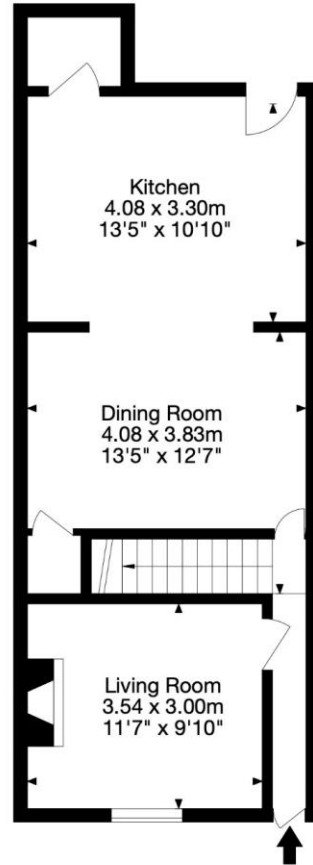
There is plenty of nearby greenspace, including Larkhall Playing Fields opposite the house and the superb Alice Park a short walk which has small cafe, play area and tennis courts.

Bath city centre is approximately a 25 minute walk (less than 2 miles) with a regular bus service.

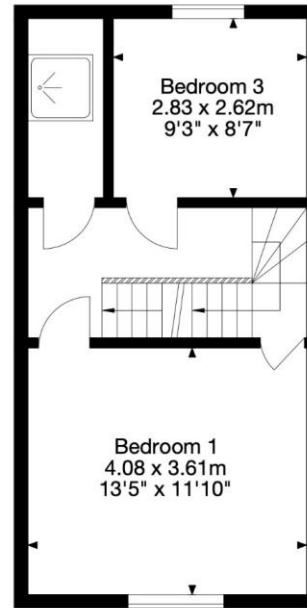




18 Eden Terrace, Larkhall, Bath BA1 6TQ
 Gross Internal Area (Approx.)
 108 sq m / 1,159 sq ft



Ground Floor



First Floor



Second Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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