

9 PRIOR PARK COTTAGES, BATH BA2



Winkworth



RIVER CALE TWO EASY



the Bear



9 PRIOR PARK COTTAGES WIDCOMBE, BATH BA2

A delightful Grade II Listed Georgian townhouse in the centre of Bath.

Sitting Room | Kitchen | Utility Room | Cloakroom | Dining room | Four bedrooms | Bathroom | W.C.

Front and rear courtyard gardens

Bath Spa to London Paddington c.90 mins Bristol c.15 mins and the M4 junction 18 is c.10 miles
c.5 minute walk into the city centre.

Bath office

Winkworth Bath, 13 Argyle Street, Bath, BA2 4BQ
+44 (0)1225 829000 | bath@winkworth.co.uk

Winkworth

See things differently.

DESCRIPTION

A beautifully presented 4 bedroom Grade II Listed terraced townhouse in Bath city centre. The light and spacious accommodation is sensibly arranged over 3 storeys and cleverly blends contemporary living with Period style. A gated access leads into the front courtyard garden which has a seating area and raised bed for planting. The main door then leads into the entrance hall. On the ground floor there is a sitting room at the front of the house overlooking the front garden. The kitchen is located in the centre of the house with fitted units built around the original fireplace with granite work surfaces, Belfast sink and Neff oven & Hob there is an opening (formerly a window) through to the dining room and a doorway which leads through to the Utility room and a Cloakroom/ w.c.. At the rear we find the dining room extension which leads through to the rear garden. Upstairs, on the first floor there are two double bedrooms (1 & 2). Bedroom 1 is the original Drawing room and is a spacious double looking to the front. Bedroom 2 is a smaller double with a wash hand basin and views across the city. On the top floor there are two further bedrooms (3&4) a family bathroom and separate w.c.

OUTSIDE

The rear garden is a delightful sunny sitting out area which is mostly paved patio space with planted beds and sitting area, there is also a summer house at the rear.





LOCATION

Prior Park Cottages is a quiet lane just off Prior Park Road in Widcombe. It is a popular area with a thriving community and a high street packed with cafes, a butcher, a florist, a pharmacy, a supermarket and several pubs. Well placed for access to many of Bath's excellent schools. Widcombe is very well placed for walking into the city centre and Bath Spa Station which makes it an ideal place to live for commuters (Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads).

FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Bath & Northeast Somerset

COUNCIL TAX BAND

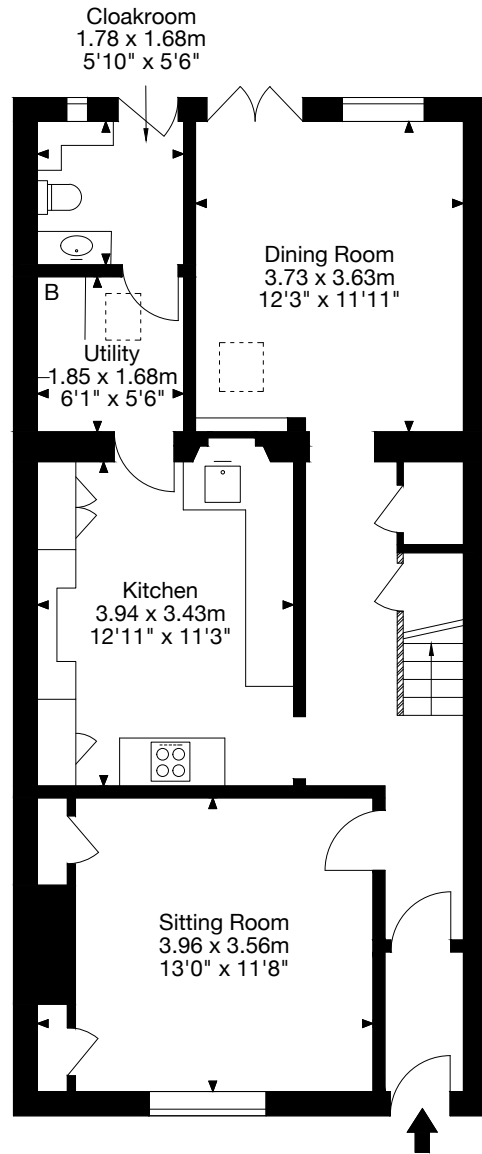
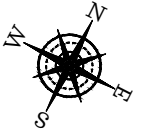
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VIEWING

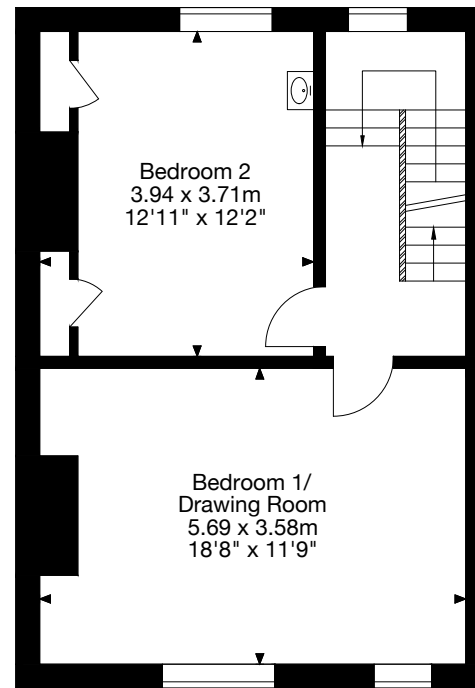
Strictly by appointment via sole agent Winkworth 01225 829000



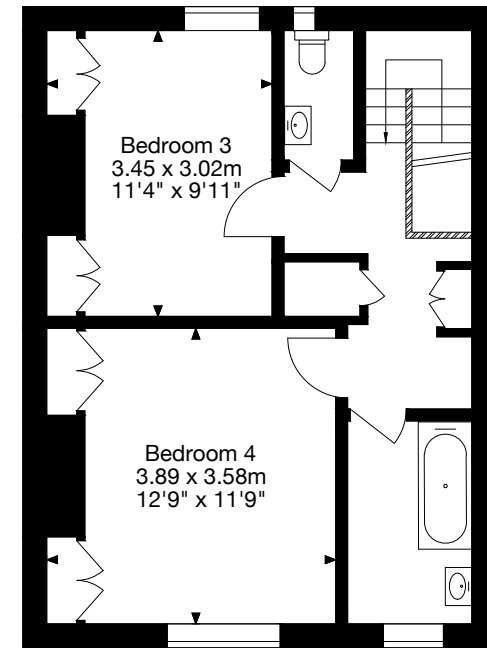
9 Prior Park Cottages, Widcomk
Gross Internal Area (Approx.)
150 sq m / 1,615 sq ft



Ground Floor



First Floor



Second Floor





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