



94-96 WALCOT STREET
Bath

Carter Jonas

94-96 WALCOT STREET, BATH, SOMERSET, BA1 5BG

A FULLY RENOVATED, STYLISH THREE TO FOUR BEDROOM MAISONETTE SITUATED IN AN EXCELLENT CITY CENTRE LOCATION, WITH POTENTIAL FOR USE AS A HOLIDAY LET.

Entrance hall • Open plan kitchen/dining room • Sitting room • W.C • Three bedrooms • Study/Bedroom four • Bathroom • Holiday lets permitted • City centre • Vaults

DESCRIPTION

This is a beautifully renovated three to four bedroom maisonette in a prime city centre location with exceptional short-let potential.

The apartment opens from the rear into an entrance hall leading up a staircase to W.C and rising further into the living accommodation. The first floor is home to the beautifully appointed kitchen. It has been thoughtfully designed to offer practical modern living with integrated appliances, sleek cabinetry, storage and wooden flooring. Flowing off the kitchen is the dining area providing versatile space for dining and entertaining with a traditional fireplace for a touch of character. There is ample room for dining table and sofa. The study is off the main hallway and works wonderfully as an office or equally as an additional sitting room, playroom or fourth bedroom. Off the other side of the kitchen is a cosy sitting room.

On the second floor are three well proportioned bedrooms and a well fitted bathroom with high quality contemporary fixtures, including a freestanding bath and a walk in shower with rainfall-style overhead fitting. Large marble effect tiles create a modern finish, complemented by a wall hung loo and basin.

The apartment enjoys exclusive use of a generous lower ground vault, providing substantial additional storage space. This property offers excellent city centre accommodation, with just under two thousand square feet and a superb investment opportunity.







SITUATION

Walcot Street sits just a short walk northeast of Bath's city centre and forms a wonderful Artisan Quarter, lined with an eclectic mix of independent boutiques, vintage stores, galleries, artisan workshops, cafés, and eateries. Nearby is St Swithin's Church leading to the Paragon and Hedgemoor Park, alongside establishments such as the Sickle, The Bell Inn, Taylor's Bagels, and the ever-popular restaurant-bar Walcot House.

Within half a mile walk is a mix of high street fashion and well-known stores as well as supermarkets, such as Waitrose. Just under a mile on foot is the Bath bus and train stations. The mainline rail link to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins), Junction 18 of the M4 is approximately 11 miles north.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected. Electric heating.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band TBC

EPC: Exempt

Viewing: Strictly by appointment with Carter Jonas.

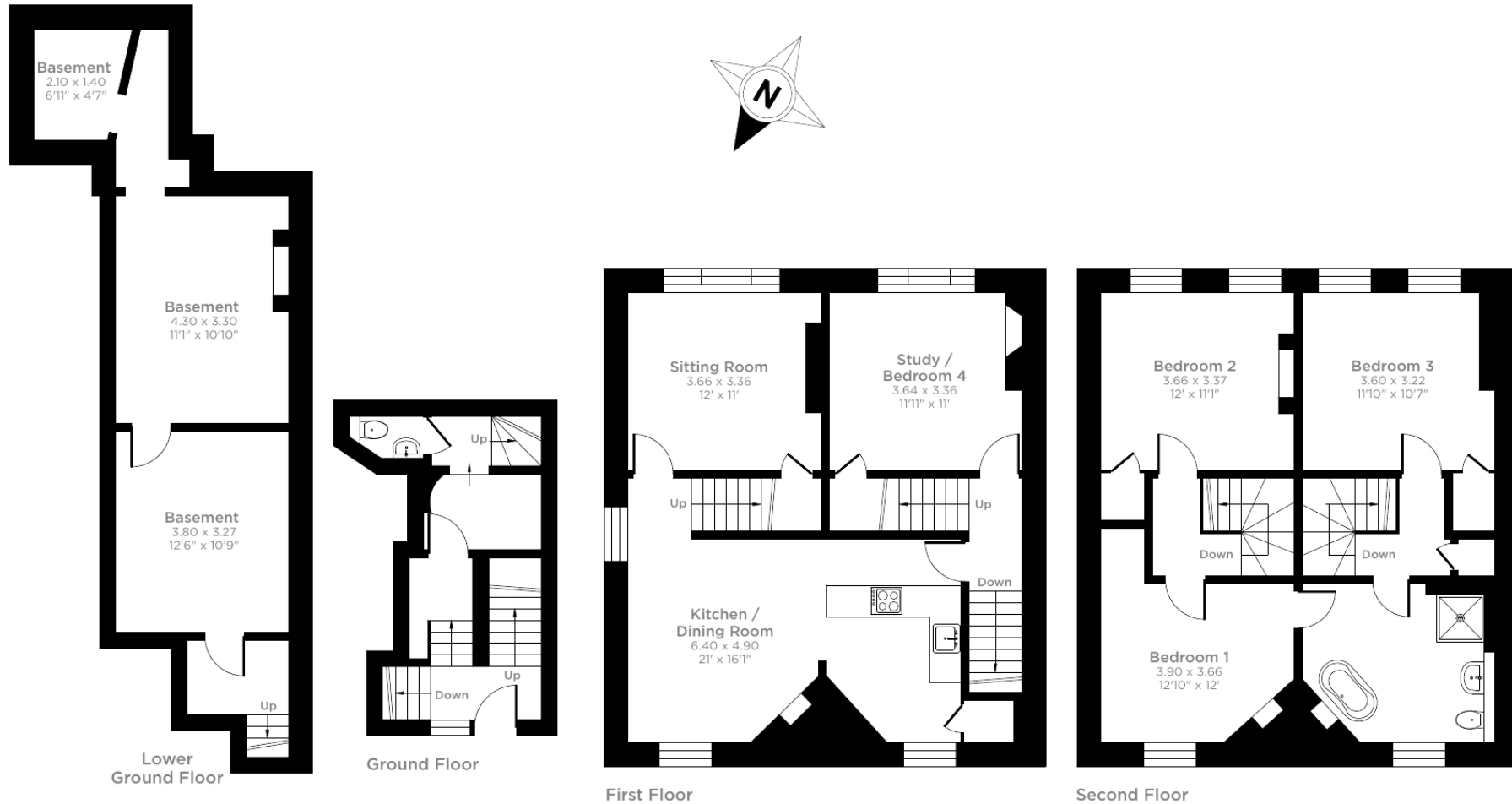




Walcot Street, Bath, BA1

Approximate Area = 1893 sq ft / 175.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Carter Jonas. REF: 1414695

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.