

1 CASTLE VIEW
Sydney Wharf, Bath

Carter Jonas

1 CASTLE VIEW, SYDNEY WHARF, BATH, SOMERSET, BA2 4EG

A SUPERB SEMI DETACHED TWO BEDROOM HOUSE, QUIETLY TUCKED AWAY OFF BATHWICK HILL ON SYDNEY WHARF, ENJOYING A TERRACE OVERLOOKING THE CANAL AND THE BENEFIT OF A GARAGE.

Kitchen • Dining room • Living room • Two bedrooms • Family bathroom • WC • Front garden • Rear courtyard • Attic conversion • Single garage

DESCRIPTION

A delightful semi-detached, two-bedroom home enjoying a peaceful position within a private cul-de-sac, just off Bathwick Hill and within easy reach of the city centre. The property is approached via a west-facing front garden, leading into an entrance porch with downstairs WC.

The ground floor offers a well-balanced layout, with a charming dining room opening into a fitted galley kitchen with generous worktop space. To the rear, a bright sitting room features an attractive log burner and opens onto a courtyard garden.

The rear courtyard enjoys an easterly orientation with a lovely outlook across the canal, creating a beautiful setting.

On the first floor, there are two well-proportioned double bedrooms and a family bathroom. A further staircase leads to a converted loft room, offering a versatile space for a home office, occasional bedroom or studio.

This property is vacant and being sold with no onward chain.

SITUATION

Occupying an elevated position on Bathwick Hill, 1 Castle View forms part of the sought-after Sydney Wharf, ideally located on the eastern fringes of the city. The property enjoys proximity to the open green spaces of Sydney Gardens, the Kennet & Avon Canal, excellent for walking and cycling, as well as the Bath Skyline Walk and the University of Bath.



Many other amenities of Bath city centre are within comfortable walking distance. Nearby, there is a selection of local conveniences on Bathwick Hill including a small supermarket, café (Dexter's), a florist (Myrtle Mee) and regular bus services providing easy access into the city and beyond. Bath Spa railway station offers direct links to London Paddington, making the location well suited to both commuters and those seeking a well-connected city base. Schooling in Bath is excellent and nearby is Widcombe Primary School, The Paragon School, King Edwards, Beechen Cliff and Hayesfield Girls School.

ADDITIONAL INFORMATION

Tenure: Freehold
Services: All mains services connected
Local Authority: Bath and North East Somerset Council
Council Tax: Band E
EPC: Band E
Viewing: Strictly by appointment with Carter Jonas.



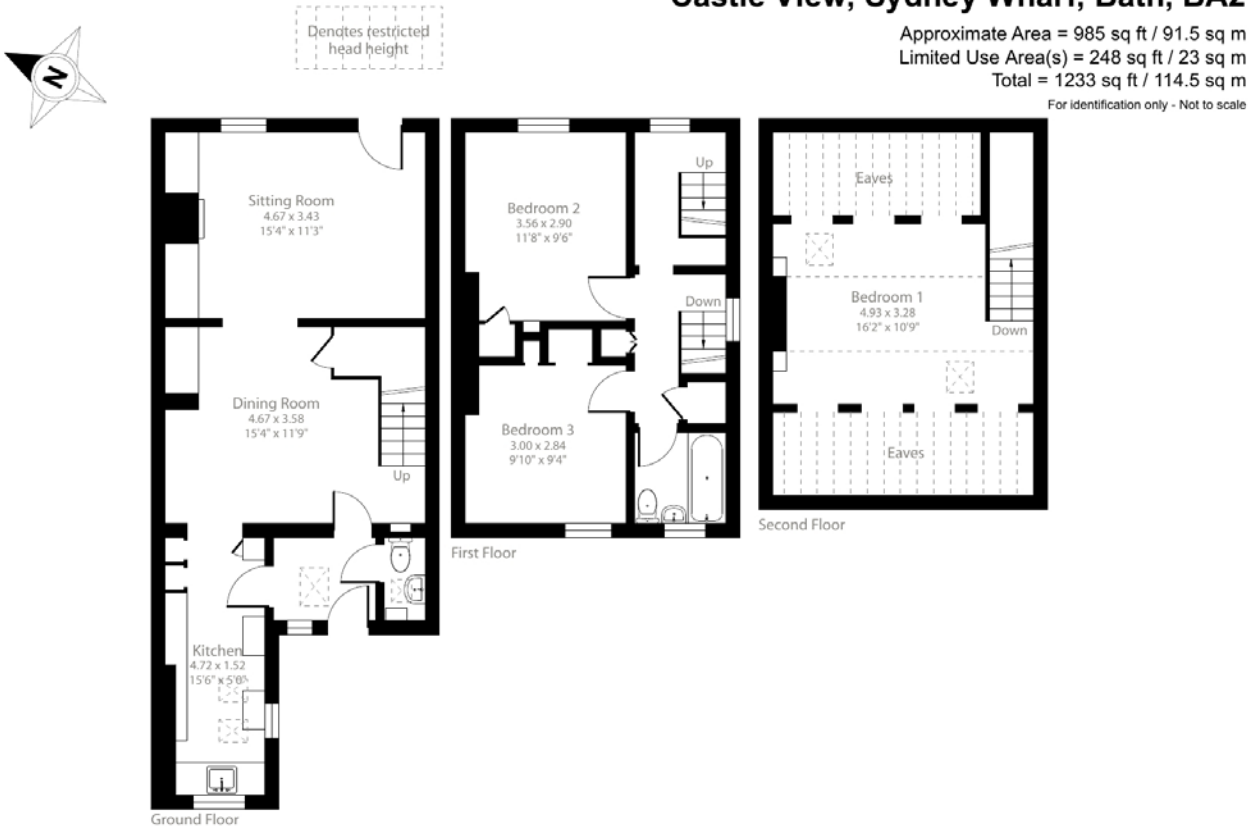






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Approximate Area = 985 sq ft / 91.5 sq m
Limited Use Area(s) = 248 sq ft / 23 sq m
Total = 1233 sq ft / 114.5 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1197862







Bath 01225 747250
bath@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk
Offices throughout the UK

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