



20 Prior Park Road
Bath

Carter Jonas

20 PRIOR PARK ROAD BATH, SOMERSET, BA2 4NG

A BEAUTIFULLY PRESENTED GRADE II* LISTED PROPERTY ARRANGED AROUND A STUNNING STAIRCASE ENJOYING WELL PROPORTIONED ACCOMMODATION OVER THREE FLOORS, A PEACEFUL WALLED GARDEN PLUS PRIVATE PARKING. SITUATED IN WIDCOMBE WITHIN EASY REACH OF BATH CENTRE AND STATION.

Grade II*. Kitchen/dining room. Sitting room.
Bathroom and bedroom.
Large, terraced garden. Private parking space to rear.
Widcombe location. Level walk to nearby Bath Spa station and City Centre.

DESCRIPTION

20 Prior Park Road is an attractive Grade II* listed cottage forming part of a charming Bath stone terrace in a sought-after area.

The property combines period character with well-balanced accommodation. On the ground floor is a generous kitchen/dining room leading directly to the garden and fitted with a range of units and worktop space. Feature stairs rise to the first floor where a bright, spacious sitting room enjoys three sash windows and attractive proportions. The room offers flexibility for both living and home working. The second floor is dedicated to a bright, good size double bedroom as well as separate bathroom fitted with a bath, shower over and large storage cupboard. The Bath stone walls ensure that, although bright, the home remains cool in the Summer and warm in the Winter months.

The property benefits from a sunny terraced walled garden, providing an excellent space for outdoor dining and entertaining. Stone walls and raised beds create an attractive and low-maintenance area which has rare private parking directly behind.



LOCATION

Widcombe is one of Bath's most desirable residential areas, offering an excellent range of independent shops, cafés, restaurants and amenities. Bath Spa railway station and the city centre are within easy walking distance, providing superb connectivity to Bristol and London Paddington.

The property is also well placed for access to the Kennet & Avon Canal, Prior Park Landscape Garden and the surrounding countryside, whilst many of Bath's highly regarded schools are within convenient reach as well as the University.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains' services connected.

Grade II* Listed

Local Authority: Bath & North East Somerset Council

Council Tax Band: C

EPC Rating: D

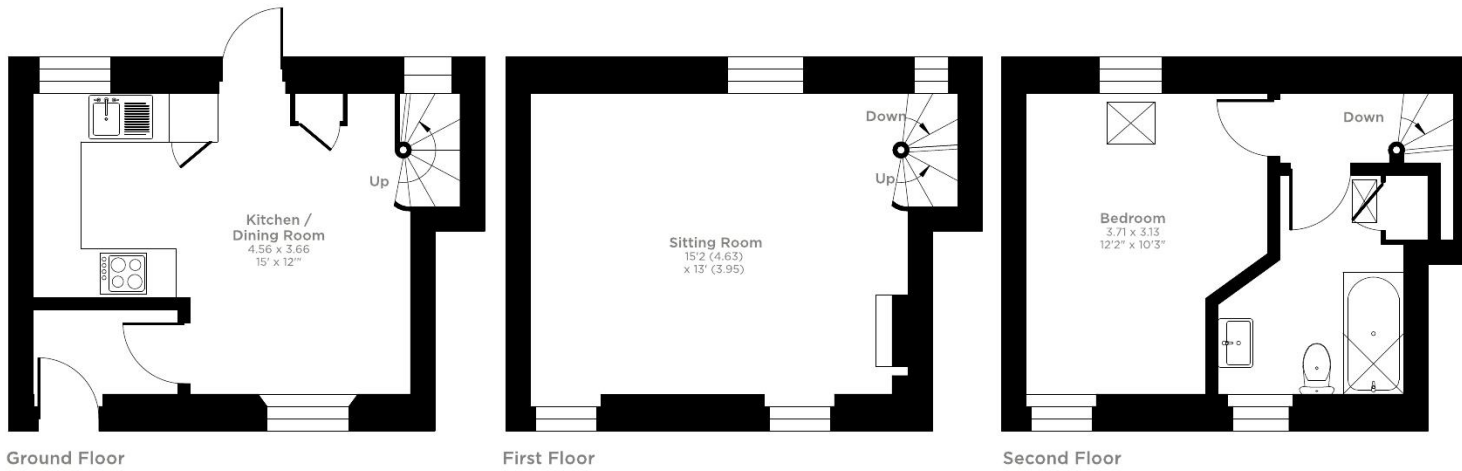




Prior Park Road, Bath, BA2

Approximate Area = 591sq ft / 54.9 sq m

For identification only - Not to scale







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