



**1 MAGDALEN ROAD**  
Bath

**Carter Jonas**

## 1 MAGDALEN ROAD, BATH, SOMERSET, BA2 4QA

Living room • Kitchen • Principal bedroom with en suite bathroom and walk in wardrobe • Additional double bedroom • Family shower room • Off street permit parking • Attractive courtyard garden

### DESCRIPTION

Fully refurbished by its current owners, this attractive end of terrace period home is ideally located between Widcombe and Bear Flat. The main entrance is via a side door into the hallway with engineered oak flooring that runs throughout the ground floor. Sliding wooden doors open into the living room with views of green space at Magdalen gardens and across to Bath Abbey. The recently refurbished kitchen with large dining area, Kensington cooker and made to measure wall units, with composite worktops. Beyond the kitchen is a fully refitted shower room with walk-in shower, screen, WC, sink and vanity unit. A useful cupboard has been extended to fit a washing machine and beyond this is the door out to the private, attractive West facing courtyard garden, which has a separate gate out onto the main street, perfect for enjoying late afternoon sun.

Upstairs, a principal bedroom with walk in wardrobe and beautiful bathroom have been created, to the back of the house, while at the front is another double bedroom with stunning views over Bath City Centre – this has additional electric sockets as it is currently used as an office.

There is a large loft which runs the full length of the house, currently used for storage but could be converted subject to planning permission.

This gorgeous home is nestled at the end of a quiet road, but close to the thriving Bear Flat community and walkable into Bath. The property is located within zone 4 and eligible for two resident parking permits as well as visitor parking.

**A BEAUTIFULLY REFURBISHED ATTACHED TWO BEDROOM TWO-BATHROOM END OF TERRACE PERIOD HOME IDEALLY LOCATED BETWEEN WIDCOMBE AND BEAR FLAT, WITH OFF-STREET PARKING AND ATTRACTIVE COURTYARD GARDEN.**



## SITUATION

Close to popular Hayesfield Girls School, Beechen Cliff School, Bath Academy, Widcombe Primary, Paragon School and Prior Park School.

Just a 0.3 mile walk to Bath Spa Railway Station and Southgate. Bear Flat Shops approximately 0.1 miles.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold (499 years from 21 December 1897).

**Ground Rent:** £2.50 per annum

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council.

**Council Tax:** Band C

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas.

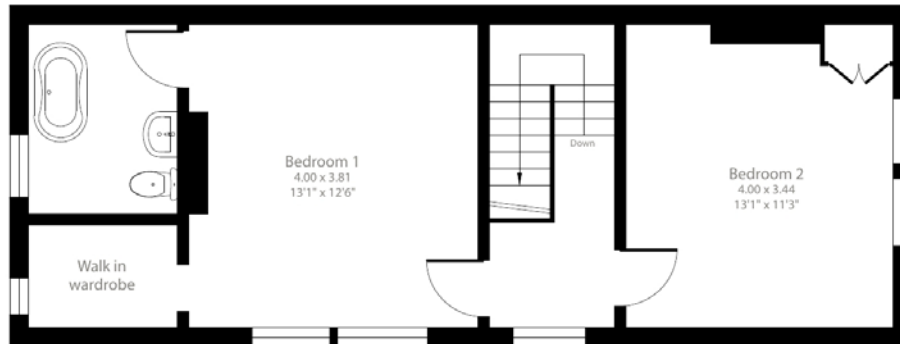




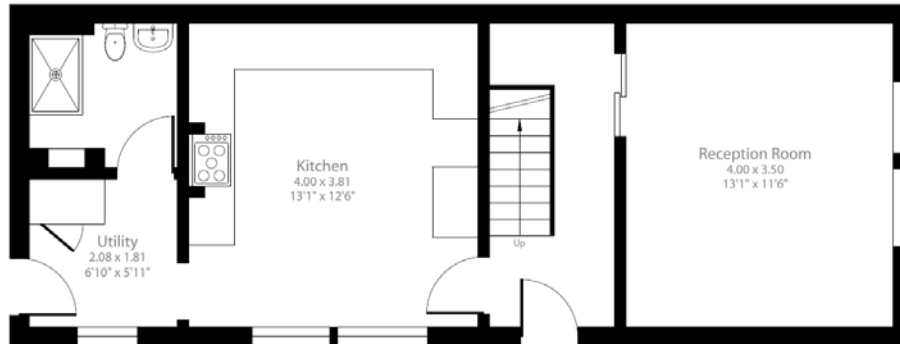
## Magdalen Road, Bath, BA2

Approximate Area = 980 sq ft / 91 sq m

For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1332908



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