



**94A SYDNEY MEWS**  
Bath

**Carter Jonas**

## 94A SYDNEY MEWS, BATH, SOMERSET, BA2 4ED

Porch • Entrance hall • Kitchen/living room • Two bedrooms • Utility • Bathroom

### DESCRIPTION

This delightful Grade II listed house is situated close to the centre of Bath and only a short distance to Sydney Gardens with Great Pulteney Street just around the corner. It would make a perfect home or a buy-to-let. Sydney Mews is also a quiet location to live in, but only a short distance from the hustle and bustle of the city with excellent transport links. This is a versatile house with accommodation that could be arranged in any way to suit the owner. There is parking for one large vehicle or two smaller cars to the driveway at the front.

To the ground floor is a large double bedroom, a utility room and the main bathroom. Upstairs is a rather impressive living space open plan to the kitchen with a high vaulted ceiling. The kitchen has a small breakfast bar, integrated oven and hob with space for a fridge freezer. Skylights to the vaulted ceiling and a window to the front illuminate the room, giving a feeling of light and space. A half landing and stair takes you through to the other bedroom to the rear. This bedroom has a large Velux skylight. This property is being sold with no onward chain.

### SITUATION

This is a truly excellent position in Bath. It is near to Sydney Gardens, The Holburne Museum with its acclaimed café, The Kennet and Avon Canal and tow path, and the historic St. Mary's of Bathwick Church. Being a short level stroll into the centre of Bath at the other end of Great Pulteney Street, is a delightful feature.

**A DELIGHTFUL AND RARE TO THE MARKET TWO-BEDROOM MEWS HOUSE WITH PARKING, SITUATED ON THE SOUGHT AFTER ADDRESS OF SYDNEY MEWS BEHIND SYDNEY BUILDINGS AND CLOSE TO THE HOLBURNE MUSEUM AND GREAT PULTENEY STREET.**



"The Rec", home to Bath Rugby is 500 metres away and excellent shopping, cultural and leisure facilities are on your doorstep. Access to major transport links is equally easy with Bath Spa railway station providing a fast route to London Paddington and the A4/M4/A36 are near at hand. Excellent schooling is close by, the nearest being King Edwards School, St Mary's, Bathwick Primary School, The Paragon and Prior Park. The direct bus to the University of Bath is only 0.1 mile/2 minutes walk to the bottom of Bathwick Hill.

Sydney Gardens has recently undergone a refurbishment from a lottery grant to improve and upkeep the tennis courts, beautiful grounds with direct access to the canal path, which make it a unique heritage asset.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Planning:** The property is Grade II listed

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

**Council Tax:** Band D

**EPC:** Band C

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

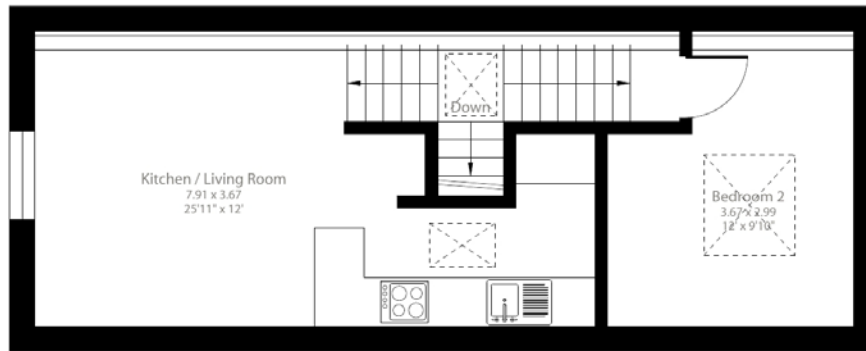




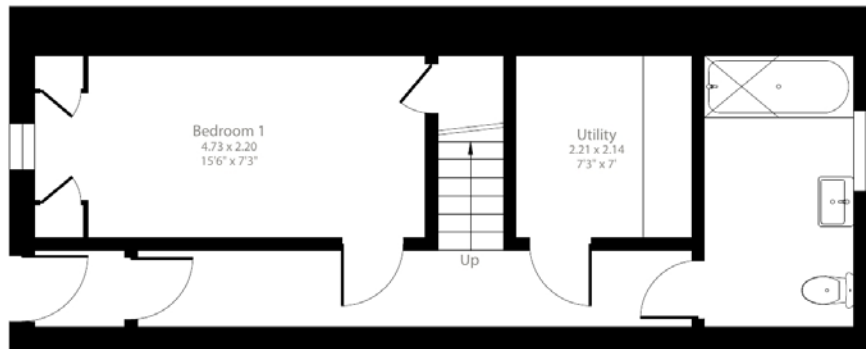
## Sydney Mews, Bath, BA2

Approximate Area = 736 sq ft / 68.3 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). © nchecon 2026. Produced for Carter Jonas. REF: 1452404



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