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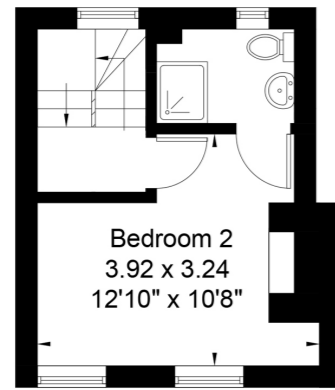
Residential Sales



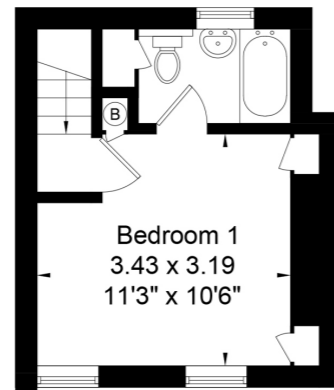
Princes Street, Bath



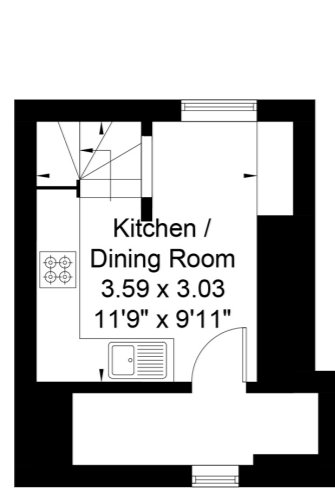
10 Princes Street, Bath, BA1 1HL
 Approximate Gross Internal Area = 66.2 sq m / 712 sq ft



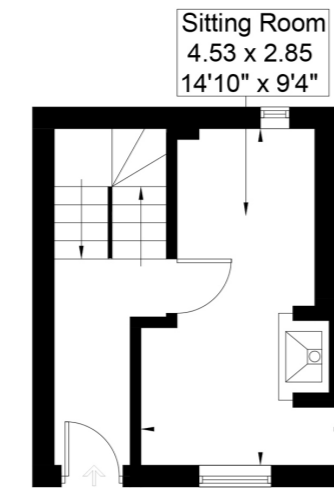
First Floor



Second Floor



Lower Ground Floor



Ground Floor

10 Princes Street Bath BA1 1HL

A stylish 2 bedroom fully refurbished Grade II listed period townhouse positioned in a fine central location and currently used as a successful holiday let.

Tenure: Freehold

Offers in Excess of
£550,000



Situation

Princes Street is positioned in an ideal central location just off Queens Square and is within particularly easy reach of The Theatre Royal, Bath Abbey, The Pump Rooms and The Thermae Spa.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five-star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected

Heating: Gas fired heating and underfloor heating

Tenure: Freehold

Council Tax Band: N/A

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Description

10 Princes Street is a handsome 2 bedroom, 4 storey, Grade II listed period town house, having been comprehensively refurbished to a high standard throughout with stylish accommodation arranged over 4 floors.

On the ground floor there is a pretty double aspect drawing room with a log burning stove and on the upper floors there are 2 charming bedrooms both with lovely en suite bath and shower rooms. The well-fitted kitchen and breakfast room is at lower ground floor level and has an attractive fitted dining room table and banquette sitting.

This is conveniently linked to a utility/storeroom. The property is currently being used as a successful holiday let but would make an ideal freehold alternative to a city apartment.

Accommodation

Ground Floor

Entrance Hall

With reclaimed elm floor, recessed coir matting, contemporary radiator and recessed ceiling spotlight.

Drawing Room

With reclaimed elm flooring, sash window to front aspect, period fireplace with Bath stone hearth and log burning stove, casement window to rear aspect, radiator under, floating shelf, recessed ceiling spotlights.

Stairs with fitted carpets rise to the first floor.

First Floor

Bedroom 1

With reclaimed elm flooring, 2 sash windows to front aspect, radiator under, dado rail, period fireplace, hearth and contemporary radiator.

En-Suite Shower Room

With ceramic tiled floors and walls, casement window to rear aspect, concealed cistern WC with display shelf, wall mounted basin, brass mixer taps, large sized shower unit, brass rain shower over, wall mounted underfloor heating controls and recessed ceiling spotlights.

Stairs with fitted carpet rise to second floor.

Second Floor

Bedroom 2

With reclaimed elm flooring, 2 sash windows to front aspect, contemporary radiator under, 2 recessed built-in cupboards and recessed ceiling spotlights.

En-Suite Bathroom

With ceramic tiled flooring, egg shaped stone bath, wall mounted black mixer tap and handheld shower, wall mounted square basin, concealed cistern WC with display shelf over, sash window to rear aspect, wall mounted underfloor heating control and over stairs cupboard.

From the entrance hall a door leads down to staircase with fitted carpet which leads to the kitchen.

Lower Ground Floor

Kitchen

With natural stone flooring, a contemporary range of floor and wall mounted units, cupboards and drawers, composite granite worksurface, inset porcelain sink, brush chrome mixer tap, integrated Neff oven, 4 ring induction hob, composite granite upstand, integrated fridge and dishwasher, recessed ceiling spotlights, casement window to rear aspect, wall mounted underfloor heating controls, built in wooden banquette seating and dining room table, door through to utility space.

Utility Space

With space and plumbing for washing machine, wall mounted utilities, lightwell to front aspect and recessed ceiling spotlights.