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Residential Sales



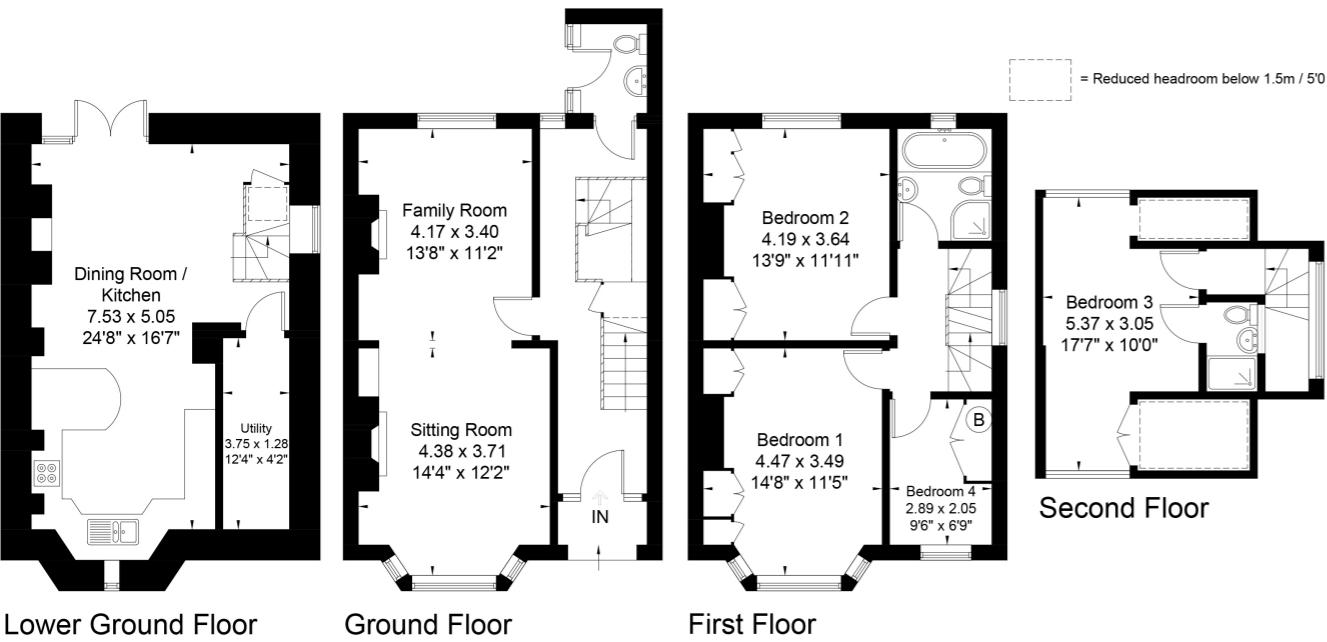
St Johns Road, Bath



Floor Plan



51 St Johns Road, Bath, BA2 6PZ
Approximate Gross Internal Area = 159.3 sq m / 1714 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography (Drone) | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

St Johns Road
Bathwick
Bath
BA2 6PZ

A spacious, centrally located end of terrace property with accommodation over four floors and having the benefit of two parking spaces and a garden to the rear.

Guide Price

£750,000

Tenure: Freehold



Situation

St Johns Road is located in the heart of Bath and is conveniently positioned within a short level walk of the world famous Pulteney Bridge, Henrietta Gardens and Waitrose.

The UNESCO World Heritage City of Bath offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars along with an excellent selection of cultural activities. There are many pre-London shows at The Theatre Royal, a world-famous international music and literary festival, a number of well-respected museums and art galleries along with the attractions at The Pump Rooms and Roman Baths.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and first-class hotel, spa and gym facilities can be found at The Gainsborough, Priory and Royal Crescent hotels.

St Johns Road is particularly well placed for easy access to a triangle of excellent state and independent schools both on the northern and southern slopes, which include the award-winning Bathwick St Mary's Primary School and King Edwards Schools on North Road.

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

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax: D – £2008.55 (2023/24)

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Description

This end of terrace house, believed to have been built in the 1930's was updated and extended in 2005/2006 to include additional accommodation at lower ground floor level and on the upper floor.

Consequently, it now has spacious accommodation comprising four bedrooms, two reception rooms and a large open plan Kitchen / Dining room at lower ground floor level which leads out onto the rear garden.

The property has the benefit of two private parking spaces to the front and is presented in good order throughout. A viewing is strongly recommended by the sole agents Cobb Farr.

Accommodation

Ground Floor

Covered Entrance Porch,

With partially glazed front door leading to reception hall.

Reception Hall

Staircase with balustrade leads to the first floor and also down to the lower ground floor.

Cloakroom

With WC, wash hand basin and part glazed door leading to the rear garden.

Reception / Living Room

With double glazed bay window, Marble fireplace with inset gas coal effect fire, surround and hearth with cabinet to one side.

Second Reception room- with fireplace, surround, gas coal effect fire and window overlooking the garden area to the rear.

First Floor

Landing

With staircase rising.

Bedroom 1

Bay window with front aspect & views to Bath Abbey with range of bespoke fitted wardrobes & floor to ceiling wall mirrors.

Bedroom 2

Window with rear aspect overlooking the garden and range of fitted wardrobes.

Bedroom 3

With double glazed window with front aspect, built-in shelving, wardrobe and cupboard housing Worcester gas fired boiler providing domestic hot water and central heating.

Bathroom

With modern suite comprising; wash hand basin, WC, bath with central taps. Fully tiled surround and flooring together with built-in corner shower with glazed screen.

Second Floor

Bedroom 4

Double aspect, door into eaves storage space and door through to shower room.

En Suite Shower Room

With built-in shower with sliding glazed screen, wash hand basin, WC and fully tiled walls.

Lower Ground Floor/Garden Level

Open Plan Kitchen / Dining Room

Kitchen Area - with range of built-in floor and wall mounted units, polished granite worktops and 1½ bowl sink unit. Appliances include five ring gas range with oven under, dishwasher, fridge/freezer, extractor hood and breakfast bar.

Dining Area- with double glazed French doors leading to rear courtyard and steps to garden.

Utility Room

With plumbing for automatic washing machine, space for tumble drier and built in shelving.

Externally

To the rear is a paved garden area with a sunny afternoon aspect, enclosed by shrubs and mature trees. A pedestrian gate gives access to the rear where there is courtesy lighting and a water tap.

To the front of the property there are two paved parking spaces, mature tree and planted shrubs. There is a side pathway giving access to the rear garden.