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Residential Sales



Walcot Terrace



3 Walcot Terrace, Bath BA1 6AB



Total Floor Area
(approx)
87.6 Sqm
943 Sqft

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Lower Ground Floor
3 Walcot Terrace
Bath
BA1 6AB

A rare opportunity to purchase this beautifully finished apartment set on the lower ground floor benefitting from a fantastic, private garden leading to the river with a mooring. It boasts a refitted bathroom and well-appointed kitchen, open plan living and a garden studio/gym.

Tenure: Leasehold £525,000

Situation

Walcot Terrace is a handsome row of 8 Georgian town houses located in the fashionable Walcot area of Bath, within 5 minutes level walk of the city centre.

The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, many pre-London shows at The Theatre Royal and Bath's many historic attractions which include the Roman Baths, Pump Rooms and Thermae Spa.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and five star hotel and spa facilities are available at The Gainsborough, The Royal Crescent and The Priory Hotels.

A number of excellent state and independent schools are also within easy reach which include St Stephens Primary School, 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 approximately 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 central heating
Tenure: Leasehold – 957 years remaining
Management Company: 3 Walcot Terrace (Bath) Ltd
Management Charges: £1,600 p.a (approx.)
Council Tax Band: A

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Description

The property is accessed via metal steps to the front of the building leading to the front door and two converted vaults which provide a utility room with plumbing and drainage, and a separate workshop and store.

Inside the apartment original flagstone flooring leads to the kitchen with Kutchenhaus units incorporating fully integrated appliances. The kitchen has a large front aspect secondary glazed window, original fireplace with hand crafted inset units.

The sitting room is open to the kitchen and has two distinct sections – a relaxed seating area with sofas etc and a raised study area. Glazed double doors continue through to the bedroom area of the apartment and a recently refitted bathroom.

Externally, a beautiful garden having several different areas to enjoy. Level lawns, BBQ terrace and vegetable garden, all leading to the mooring on the River Avon and a 'Boathouse Studio' which could be utilised as an office, gym or music studio.

Accommodation

Ground Floor

Iron steps leading down to the lower ground floor.

Lower Ground Floor

With the front door leading to the apartment and two vaults.

Vaults

One with power and lighting which has been converted into a storeroom and workshop. The second dry vault is a further storage area with power and a water feed. The tumbler dryer and washing machine are also located here.

Entrance Hallway

With double panelled radiator, flag stone flooring which then runs into the kitchen, space for fridge/freezer, cupboard housing the consumer units and electric metre, open archway through to the kitchen area being open plan to the living room.

Kitchen

Kutchenhaus fitted kitchen with high level Smeg oven, combination oven, with solid wooden worksurface and inset Smeg 5 ring gas burner hob, further solid wooden work surface set into an original fireplace with composite Blanco 1 ½ bowl sink with mixer and hose, units below house the built-in Smeg dishwasher, Brickett tiling, front aspect sash window with secondary double glazing, concealed floor standing gas boiler, space for dining table and recessed shelving either side of the fireplace with undershelf lighting.

Sitting Area

This is divided into 2 sections with the main area having exposed stonework of the original fireplace where a range oven would have been and solid wooden flooring.

Snug/Study

Open to the sitting room with large storage cupboard.

Georgian style glazed folding doors leading through to:

Bedroom Area

With parquet wooden flooring, dividing hanging curtain rail to create a private bedroom area, doors which lead to the bathroom and bedroom 2, double panelled radiators and double-glazed patio doors leading out onto the terrace and wonderful garden.

Bedroom 2

With double panelled radiator and rear aspect window.

Bathroom

Comprises low flush WC, wash hand basin set into a vanity cupboard with mixer tap and tiled splashback, corner shower cubicle with wall mounted thermostatic shower, telephone shower attachment and monsoon shower head. Part tiled walls, tiled flooring, water heated towel rail, step up to the bath area with semi sunken bath, part tiled walls and downlighting.

Externally

To the rear there is a slabbed terrace, and garden with a wonderful south/east aspect enjoying a good degree of sun. It is enclosed on all sides by brick walling and closed board privacy fencing. The first area of garden is mainly laid to level lawn with shrubbery borders and a few steps down to a wrought iron gate and retaining wall through to the rest of the garden.

This is semi-tiered with BBQ area, sitting area, mature trees, timber garden shed, raised vegetable beds and lead down to the boathouse/studio. Further on from the boat house and studio there is a further seating and decked area with access onto the River Avon and a mooring.

The Boat House

Is a timber structure with windows to 3 sides with power, lighting, sound proofed and divided into 2 parts. The first part being a study area with wooden style flooring and door through to the second area with could be used as a studio/storage with double opening doors leading out onto a wooden raised terrace and overlooking the river.

