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Residential Lettings



3 Sydney Wharf, Bath, Somerset,  
BA2 4EF

£3,500 pcm

A whole Grade II listed Georgian townhouse which has had complete renovation located in a highly prized residential address just off the lower slopes on Bathwick Hill.

Available August

Unfurnished

# Key Features

- 4 bedroom
- Large open plan kitchen and dining room
- Fine residential location
- 3 bathrooms
- Attractive double aspect period accommodation
- Close to a number of excellent sate and independent schools

# Description

3 Sydney Wharf is a unique mid terrace Grade II listed Georgian town house of lovely proportions, located in a fine residential address, just of the lower slopes of Bathwick Hill and within easy walking distance of Bath city centre.

The generously proportioned accommodation comprises a large double aspect drawing room at ground floor level that leads down to a spacious open plan kitchen and dining room at garden level together with a bathroom. There are 4 bedrooms on the upper floors along with 2 bathrooms.

# Accommodation

## Ground Floor

### Entrance Hall

With exposed floorboards and stairs which rise to first floor.

### Drawing Room

With exposed floorboards, sash window to front and side aspect with radiator under, fireplace with wooden mantle

## Lower Ground Floor

### Kitchen/Dining Room

A large open plan space with stone tiled flooring, a full range of contemporary floor and wall mounted units, beautiful granite work surfaces and butlers sink, a full range of integrated appliances including oven, hob, wine fridge, washer/dryer and dishwasher together with a fridge and freezer. Large dining table to seat eight.

## First Floor

### Landing

With exposed floorboards, sash window to rear aspect and radiator.

### Bedroom 1

With exposed floorboards, sash window to front and side aspect

### Shower Room

With contemporary suite comprising pedestal WC, corner shower unit and wash hand basin.

### Bedroom 2

With exposed floorboards, sash window to rear aspect and radiator.

Stairs rise to top floor.

## Top Floor

### Bedroom 3

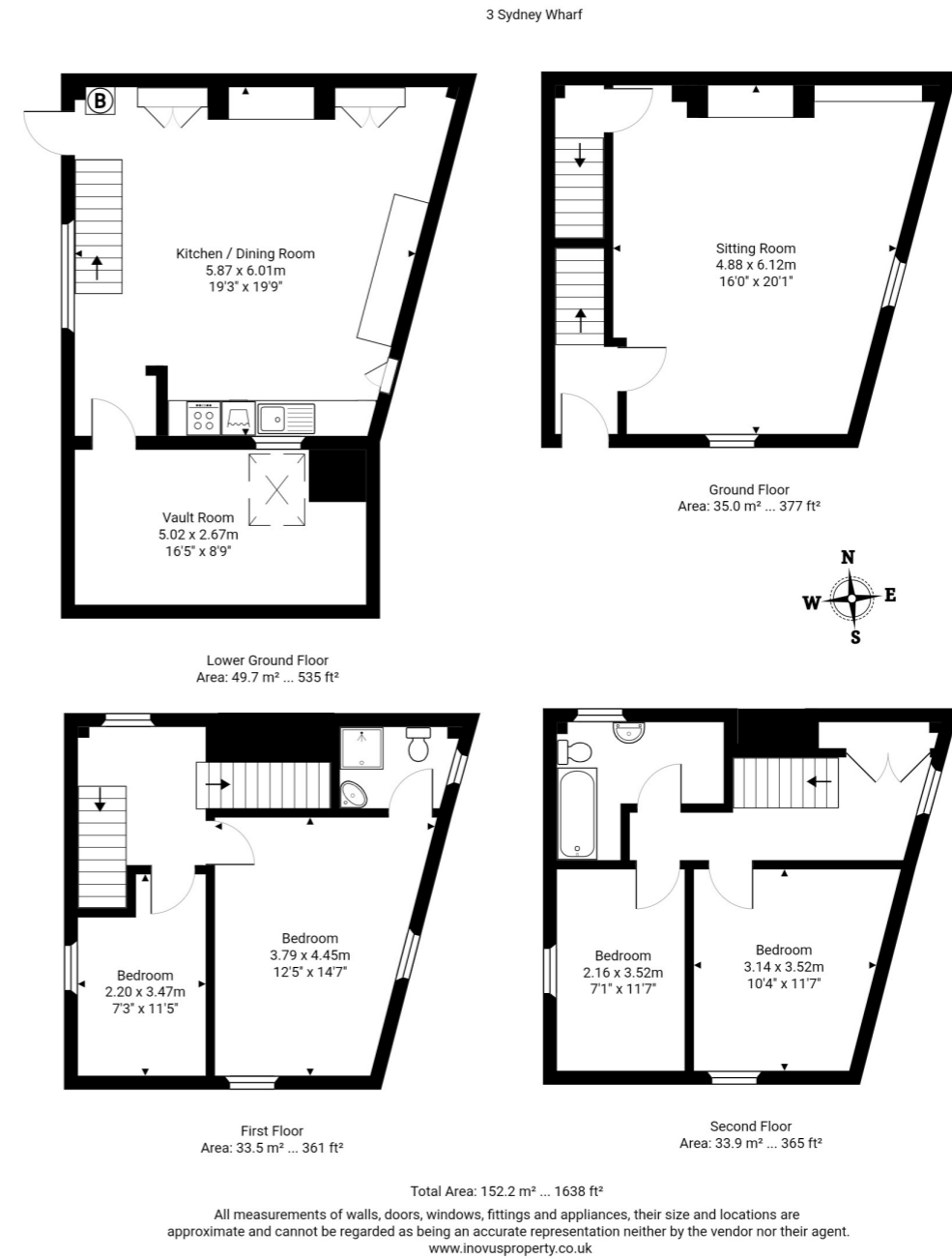
With exposed floorboards and sash window to front aspect with radiator.

### Bedroom 4

With exposed floorboards, sash window to rear aspect with radiator under.

### Bathroom

With contemporary suite comprising shower cubicle, pedestal WC, wash hand basin



# General Information

Services: All mains services are connected  
Heating: Fired gas central heating  
Council Tax Band E  
Energy Performance Rating E

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