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Residential Sales

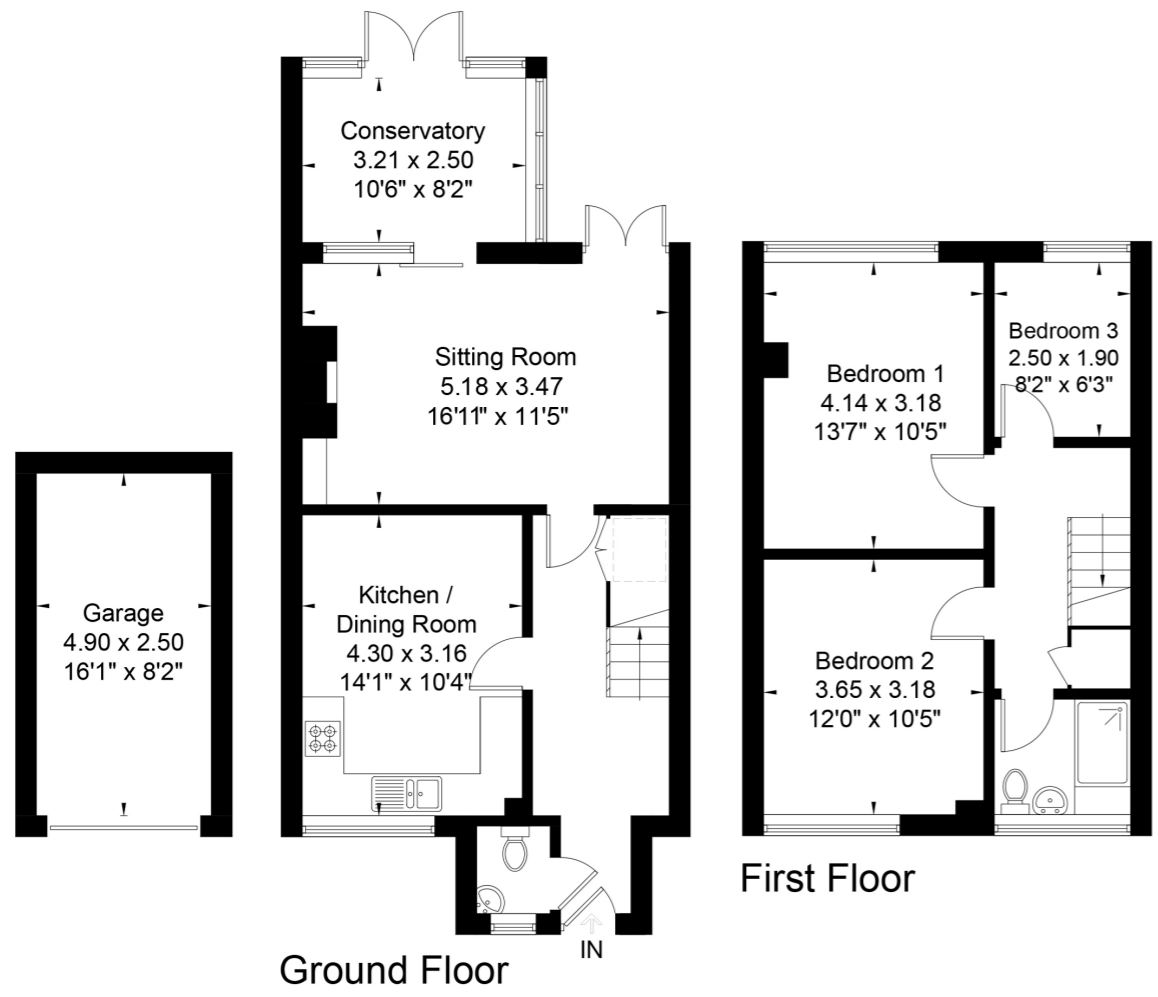
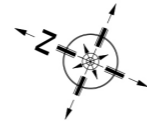


Bath



113 Ringswell Gardens, Bath, BA1 6BW

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 99 sq m / 1065 sq ft



113 Ringswell Gardens  
 Bath  
 BA1 6BW

A 3 bedroom mid terrace family home located within easy level walking distance of Bath city centre, on top of excellent local amenities in Larkhall village, the river Avon and lovely walks along the canal and with much opportunity to add value.

Tenure: Leasehold

**£375,000**





## Situation

Ringswell Gardens is quietly tucked away behind Grosvenor Place and within close proximity to The Kennet and Avon Canal and The River Avon. This popular residential area is particularly well placed for easy access to the excellent local amenities in nearby Larkhall Village, which include a fabulous delicatessen, a post office, convenience store, national chain supermarket, gourmet take away, public house, café, school and church.

The UNESCO World Heritage City is a one mile level walk away and 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 international music and literary festival, The One Royal Crescent and Holburne Museums along with The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

There are also many excellent state and independent schools within easy reach which include St Saviours and St Marks Schools in Larkhall, The Royal High and Kingswood Schools in nearby Lansdown and King Edwards Schools on North Road.

Communications include a regular bus service into the city centre, 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.

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## General Information

Services: All main services are connected  
Heating: Night storage heating  
Tenure: Leasehold – 999 years from 1967  
Ground Rent: £10.50 per annum  
Freeholder: Bath Ground Rent Estate Ltd  
Council Tax Band: C

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## Description

113 Ringswell Gardens is an attractive mid terrace 3 bedroom family home, having been lovingly maintained over the years but now in need of some decorative updating. The property offers much opportunity to update and add value.

On the ground floor there is a spacious kitchen/dining room to the front, a well-proportioned sitting room to the rear which leads into the conservatory, along with a guest cloak room. There are 2 double bedrooms and a smaller single on the first floor along with a newly appointed shower room.

Externally there is a pretty garden and paved sun terrace to the rear accessed from the conservatory and sitting room which enjoys rear gated access. There is off-street parking to the front along with a private single garage.

## Accommodation

### Ground Floor

#### Entrance Hall

With wooden effect flooring and fitted carpets, large walk in understairs storage cupboard, night storage heater and doors to guest cloak room.

#### Guest Cloakroom

With wooden effect flooring, part tiled walls, pedestal WC, corner pedestal basin, wall mounted ladder effect heated towel rail, window to front aspect and extractor fan.

#### Kitchen

With vinyl flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers with granite effect worksurfaces, part tiled walls, 4 ring halogen hob, extractor over, 1 ½ bowl stainless steel sink, chrome neck mixer tap, space and plumbing for washing machine, integrated double electric oven, double glazed window to front aspect, recessed ceiling and spotlights.

#### Dinning Area

With fitted carpet, recessed ceiling spotlights and night storage heater.

#### Sitting Room

With fitted carpet, night storage heater, recessed wooden effect fire, recessed shelving and cupboard to left, recess to right, double doors to garden and sliding doors to conservatory.

#### Conservatory

With ceramic tiled flooring, wall to wall windows, glazed ceiling and double doors to garden.

Stairs with fitted carpets rise to the first floor landing.

### First Floor

#### Landing

With fitted carpet, over stair airing cupboard housing the hot water tank.

#### Bedroom 1

With fitted carpet, double glazed window to front aspect with night storage heater under.

#### Bedroom 2

With fitted carpet, double glazed window to rear aspect and night storage heater.

#### Bedroom 3

With fitted carpet, double glazed window to rear aspect.

#### Bathroom

With vinyl tiled flooring, pedestal WC, pedestal basin, large double sized fully tiled and glazed shower unit, wall mounted Mira electric shower, fitted seat and handrail and double glazed window to front aspect.

### Externally

There is a paved sun terrace which spans the width of the property, a well manicured level lawn with mature borders, a timber framed garden shed. and gated access to the rear.

There is off-street parking to the front and a private single garage.