

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: +44 (0)1225 33332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: +44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

[cobbfarr.com](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales

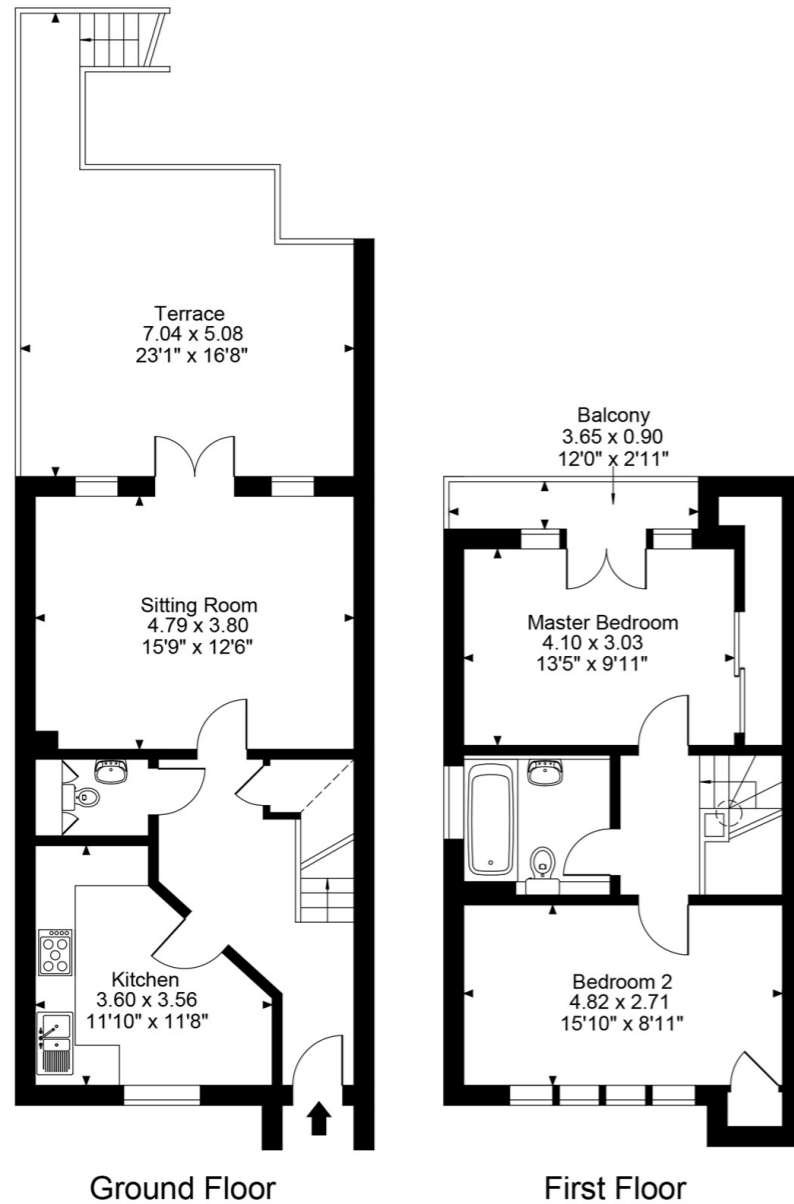


Bathwick, Bath





31 St Johns Road, Bathwick  
Bath BA2 6PX  
Approx. Gross Internal Area  
897 Sq Ft - 83.29 Sq M



31 St Johns Road  
Bathwick  
Bath  
BA2 6PX

Set in a spectacular central position overlooking the river Avon, a spacious modern townhouse with decked terracing and an under ground secure car parking space.

Tenure: Leasehold

Offers in Excess of  
**£750,000**





## Situation

This attractive modern townhouse forms part of the development built approximately seven years ago by Ashford Homes, a highly renowned local developer. It is set in an excellent central position minutes from the City centre of Bath, with the rear terrace and principal rooms of the property overlooking the river Avon.

From the property it is a level walk to Bath City centre which offers a fine selection of restaurants, cafes and wine bars, a wonderful selection of chain and independent retail outlets along with many cultural activities which include a world famous international music and literary festival, the attractions at The Pump Rooms and Roman Baths, The Abbey and a number of notable museums and art galleries.

World-class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University. The beautiful Parade Gardens and Pulteney Weir are on the doorstep and the famous Pulteney Bridge is a 5 minute walk away.

There are also many excellent state and independent schools within easy reach which include King Edward's Schools on North Road, Prior Park College, Monkton Combe School and Ralph Allen in Combe Down and The Paragon and Widcombe infants schools in Widcombe.

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 underfloor central heating.

**Tenure:** Leasehold (including car parking space)

**Management Charges:** £1,000 to include building insurance and maintenance of communal areas and facilities

**Council Tax Band:** E

**Glazing:** Fully double glazed throughout

**Agents note:** Fitted advanced network infrastructure

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Description

The property was one of seven houses built approximately seven years ago by Ashfords Homes and is fitted with a high specification and throughout. It comprises 2 good sized double bedrooms together with a bathroom with Villeroy and Boch sanitary ware on the first floor level, and on the ground floor a fully fitted kitchen/breakfast room with high specification and Miele appliances. A large sitting room having double doors opens out onto a decked terrace overlooking the river.

To the front there is a small area of court yard garden, the property also has the benefit of a secure private underground parking space with electrically operated gates and pedestrian access to the rear garden.

The property is currently utilised as a second home and holiday let and would be particularly suited to this purpose, it should be noted that all the furnishings would be available via separate negotiation. In addition, it would also provide an attractive centrally located residence. A viewing is strongly recommended by the sole agent Cobb Farr.

## Accommodation

### Ground Floor

#### Entrance Hall

With understairs storage cupboard and staircase rising to first floor with oak balustrade.

#### Kitchen/Breakfast Room

With tiled flooring, modern style kitchen with granite worktops, Miele appliances to include; 5 burner gas hob with extractor over, microwave, steam oven, oven, fridge/freezer, dishwasher and washing machine/dryer. Enamel sink with mixer tap, ipod docking station and downlighting.

#### Cloak Room

With tiled flooring and part tiled walls, concealed cistern WC, wash hand basin and wall mirror.

#### Living Room

With fireplace with Bathstone surround and gas coal effect fire, coving, aspect overlooking the river Avon and double French doors leading out to large decked terrace.

## First Floor

#### Landing

With natural light window.

#### Bedroom 1

With high ceiling, full range of built in wardrobes, French doors and full length window leading out onto balcony overlooking the river Avon.

#### Bedroom 2

With large window having views towards Sham Castle and built in storage cupboard.

#### Bathroom

With fully tiled flooring and walls, Villeroy and Boch fittings to include bath with shower screen and fitted shower, wash hand basin with vanity unit under and concealed cistern WC, double glazed window with obscured glass, downlighting, wall mirror and wall light.

## Externally

To the front of the property a pathway and steps lead up to the front door with a covered porch area. Wrought iron railings and gate lead to front gravelled court yard area planted with herbs and shrubs. There is an under-steps area for dustbin and general storage.

To the rear a decked terrace with railings overlooks the river Avon and has a water tap, electric point and courtesy lighting. Steps lead down to a communal gravel pathway which in turn leads to steps leading down to the under ground car park. Private parking space, within under ground car parking with courtesy lighting and electrically operated gates. A private parking space within the car park is allocated to the property.