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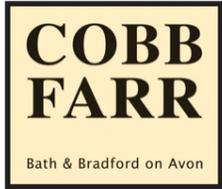
Residential Sales



Widcombe, Bath



# Floor Plan



3 Bridgelock Mews, Bath BA2 4DG



3 Bridge Lock Mews  
Widcombe  
Bath  
BA2 4DG

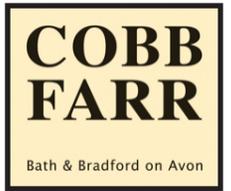
Built circa 2012, one of four architect designed homes offering waterside living, canal views, 3 bedrooms, ensuite facilities, level city walk, and private parking, and very convenient for easy access to Bath Main Line Bus and Train Stations.

Tenure: Freehold

**£625,000**

**Total Floor Area**  
(approx)  
82 Sqm  
872 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



## Situation

3 Bridge Lock Mews is perfectly positioned close to Widcombe Parade, which offers a wealth of excellent local amenities and boutique shops. Bath city centre is within easy walking distance and this particularly sought-after residential area is within easy reach of a number of excellent state and independent schools, Bath Spa Railway Station, Bath University, The Kennett and Avon Canal and many beautiful walks across the nearby National Trust Land.

The UNESCO World Heritage City of Bath which incorporates Widcombe village with its heritage buildings is on the doorstep 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 includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermal Spa and Pump Rooms and also Prior Park an historic National Trust Landscape Garden is nearby.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent, Combe Grove Manor Hotels and The large council Recreation Ground and Sport Facility with swimming pool is within walking distance.

Communications include a direct line to London Paddington., Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west. The Bath Central Bus Station is within easy access with services to London, Bristol and surrounding areas.

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## General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: D

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## Description

Bridge Lock Mews is a prestige development of four architect-designed contemporary houses beside the famous Kennet and Avon Canal in Bath built in 2012.

Number 3 offers upside-down living with the lower hallway accessing two generous bedrooms and a refitted bathroom as well as plenty of storage.

Upstairs there is a wonderful sitting room overlooking the canal and is open plan with the kitchen which has integrated appliances and opens onto a bedroom with ensuite.

Externally there is a handy covered area at the entrance, allocated parking space and an outdoor store.

## Accommodation

### Ground Floor

Brick block parking area leading to the single parking space, timber built outside storage shed and covered entrance porch housing the electric and gas metres, courtesy light and a wooden part glazed door leads though to the entrance hall.

#### Entrance Hall

With alarm panel, solid wood flooring, downlighting, range of various shelving and cupboards, panelled doors lead through to the 2 bedrooms and bathrooms, stairs rising to the first-floor landing and wall mounted digital thermostat.

#### Bedroom 1

To the front with high level consumer unit, front aspect double glazed window, thermostat to central heating and understairs storage cupboard.

#### Bedroom 2

With downlighting, 2 rear aspect double glazed windows overlooking the canal. Built in storage cupboard.

#### Bathroom

Comprising re-fitted suite, low flush WC with concealed cistern, wash handbasin, panelled bath with mixer tap and telephone shower attachment, handrail, glazed shower screen, water heated towel rail, wall mounted boiler, part tiled walls and tiled flooring.

### First Floor

#### Sitting Room

With 2 side aspect Velux windows, Juliet balcony with inward opening double glazed doors overlooking the canal and canal turning head, solid wooden flooring and storage cupboard.

#### Kitchen

With range of eye and base level units, granite worksurface, matching upstand, 1½ bowl stainless steel sink, mixer tap, 4 ring built-in hob, double oven under, space and plumbing for washing machine, space for upright fridge/freezer, pull out pan drawers, 2 Velux windows, downlighting and door through to bedroom 3/study. Fridge freezer and washing machine included in sale.

#### Bedroom 3/Study

With solid wood flooring, large double-glazed window, built-in cupboards and drawers and door through to walk-in wet room.

#### En-Suite Wet Room

With low flush WC, wash handbasin with mixer set into a vanity cupboard, glazed shower door leading to the shower enclosure area, Grohe thermostatic shower, downlighting, extractor fan, side aspect obscured window and tiled flooring, part tiled walls.