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Residential Sales



Circus Mews, Bath



60 Circus Mews, Bath, BA1 2PW

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
 Garage = 22.5 sq m / 242 sq ft
 Total = 110.6 sq m / 1190 sq ft



**Circus Mews
Bath
BA1 2PW**

A spacious, light and airy modern townhouse located in a quiet central city backwater with the benefit of 3 bedrooms and a double garage.

Tenure: Freehold

£695,000



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2021



Situation

Circus Mews is situated in a quiet backwater to the rear of The Kings Circus. This attractive, highly prized development was built by the well-respected developers ARC Homes, approximately 32 years ago and has since become a hugely desirable residential location enjoying particularly easy walking access into Bath city centre and within close proximity to nearby shops on Julian Road, St James's Square and Margaret's Buildings.

The UNESCO World Heritage City of Bath 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 music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition, there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Cross Rail link commences TBC), the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Management company: Formed for internal courtyard & garden management
Management Charges: £129 per annum
Council Tax Band: F – £2,757.37
Glazing: Fully double glazed
Agents Notes: Furniture via separate negotiation.

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Description

Nash Gardens within Circus Mews, was a development constructed approximately 32 years ago by ARC Homes. It was one of the first modern townhouse developments built within the city of Bath and was constructed to a high quality and high specification at the time.

This particular property has been owned twice from build. The present owner from 1996 and has been utilised only occasionally during the last 26 years. The house has a light and airy feel to it, with two good sized bedrooms on the upper floor, one with en-suite and a separate bathroom. The living room to the rear of the property on the first floor overlooks the attractive courtyard and partial views into the rear gardens of The Circus.

In addition, the property has a third bedroom and a highly valued, extra benefit of a double garage.

This is a splendid central city property, and a viewing is strongly recommended by the sole agents Cobb Farr.

Accommodation

Ground Floor

Reception Hall

With staircase leading to first floor landing.

First Floor

Kitchen/Breakfast Bar

Fully fitted with a Mobalpa range of kitchen units with integrated appliances to include microwave, oven, 4 ring gas hob, dishwasher, fridge/freezer and extractor fan. Built-in breakfast table, downlighting and front aspect.

Sitting Room

With two $\frac{3}{4}$ height windows overlooking the rear courtyard, fitted gas coal effect fire with back boiler providing domestic hot water and central heating, coving and uplighters.

Mezzanine Level Landing

With full length window with front aspect.

Second Floor

Landing

With access to insulated roof space, downlighting and door leading into bedroom 1.

Bedroom 1

With rear aspect overlooking the rear gardens of The Circus, recess for double wardrobe, access into roof space and door through to en-suite shower room.

En-Suite Shower Room

With fully tiled shower cubicle with folding screen, WC, wash hand basin, medicine cabinet, chrome ladder radiator and double glazed Velux window.

Bedroom 2

With front aspect, linen cupboard housing hot water tank and shelving.

Main Bathroom

With white suite comprising panelled bath with shower attachment, WC, wash hand basin, fully tiled walls, Velux window and radiator.

Ground Floor

Hallway

With door into cloakroom.

Cloakroom

With WC, wash hand basin, fully tiled walls, and medicine cabinet.

Bedroom 3

With front aspect to pavement level and coving.

Lower Hallway

Doorway leads into double garage.

Externally

Double Garage

With electrically operated up and over door, electric point with space for washing machine and workbench. Access to this garage is via the rear courtyard which has a gated entrance into it.