



6 St Saviours Terrace

Bath, BA1 6RL



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A fine 4 bedroom Victorian terrace family home situated in the popular area of Larkhall.

Entrance Hall · Sitting Room with open plan Living Area
Kitchen/Dining Room · Utility with Cloakroom · 4 Bedrooms
Shower Room and Family Bathroom

Enclosed rear garden with lawn, terrace and garden room.

Description

This fine Victorian terraced home offers 1761 sq ft of accommodation arranged over 3 floors and benefits from period features, contemporary kitchen and bathrooms and leafy views over the Larkhall area, taking in the impressive St Saviour's Church. Larkhall is a thriving area of Bath with a mixture of both Georgian and Victorian architecture along with an active community, all within a level walk of the city centre.

Upon entering the house there is a welcoming entrance hall with stairs to the upper floors and a large storage cupboard. On the ground floor is a sitting room with Jetmaster fireplace. This room opens into a living area with further fireplace. There is an impressive kitchen/dining room with an island unit incorporating a breakfast bar; a range of base drawer and wall units, integrated electric hob, oven, microwave combination oven and dishwasher. There is an area suitable for a large family dining table with roof lights over; and access to the utility and cloakroom along with a door out to the rear garden.

To the first floor is the master bedroom and a further double bedroom, along with a shower room and impressive family bathroom complete with oversized Jacuzzi bath. To the second floor are two further double bedrooms with eaves storage, both enjoying leafy views over Bath.

Outside

To the front of the property are steps leading to the front door and a gravelled area with established shrubs and hedging.

The rear garden is private and enclosed by stone walls and trellis fencing. There is a large paved terrace, ideal for al fresco dining, and a gently sloping lawn. The timber garden room incorporates a garden store/shed with a door out to a pathway at the rear of the property, providing an additional access point.

Situation

St Saviours Terrace occupies a popular position within close proximity of the many amenities that Larkhall has to offer, including a post office, delicatessen, shops, supermarket, public houses and The Rondo Theatre. It is approximately one mile from the city centre and is well placed for access out to the M4 (Junction 18) which is less than 9 miles to the north. Larkhall is home to three schools - St. Saviour's Church of England



Junior School, St. Saviour's Church of England Nursery and Infant School and St Mark's secondary school.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. Bath Spa Station provides a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time approx 15 minutes). Bath offers a wealth of well regarded schools in both the private and state sectors, as well as being home to two universities.

General Remarks and Stipulations

Tenure
Freehold

Services

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

Agents Comment

The photographs in this brochure were taken in September 2016.



St Saviours Terrace,
Bath BA1
Approx. Gross Internal Area
1761 Sq Ft - 163 Sq M

Out Building
Approx. Gross Internal Area
182 Sq Ft - 16 Sq M

Utility
8'6" x 7'3"
2.59 x 2.21

Kitchen/
Breakfast Room
18'4" x 16'2"
5.59 x 4.93

Living
Area

Sitting Room
26'2" x 13'7"
7.98 x 4.14

Ground Floor

First Floor

Bedroom 2
12'9" x 10'10"
3.88 x 3.28

Bedroom 1
13'11" x 12'6"
4.24 x 3.81

Garden
Room
14'3" x 9'9"
4.34 x 2.97

Shed

Out Building

Bedroom 4
10'6" x 10'4"
3.20 x 3.15

Bedroom 3
17'1" x 10'4"
5.21 x 3.15

Eaves

Second Floor

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