



A Grade II listed Georgian town house

5 Prior Park Buildings Bath BA2 4NP

Freehold



Entrance hall • Dining room • Kitchen • Utility •
Cloakroom • Garden room • Drawing room • Withdrawing
room • Master bedroom with en suite shower room • 3
further bedrooms • Family bathroom • Gardens • Garage

5 Prior Park Buildings is an incredibly special four bedroom Grade II listed Georgian townhouse. The property has been well looked after by the current owners and provides versatile accommodation over four floors. There is a wealth of character including working shutters, sash windows, wooden flooring and fireplaces.

The property is entered into a good size entrance hall. The kitchen is well laid out with a variety of base and wall units and space for appliances. The spacious dining room, at the front of the property has a lovely fireplace that is flanked by cupboard and shelves on either side.

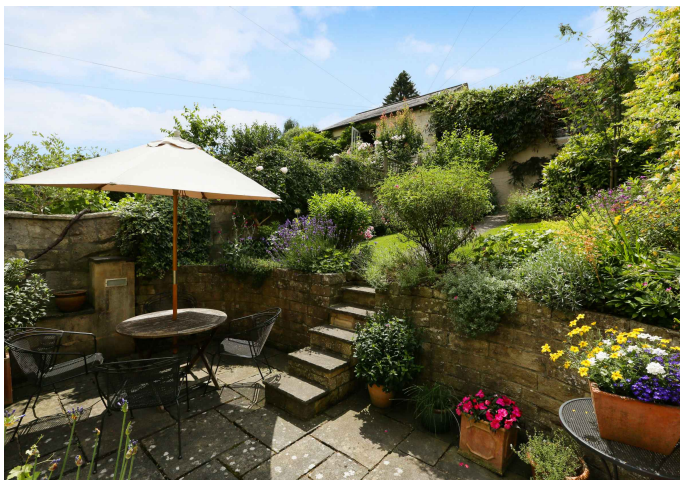
A good size utility room can be found at the rear of the property with a separate cloakroom and access to a charming west facing courtyard with a grapevine. The drawing room takes pride of place on the first floor, again with wooden floors and wonderful sash windows and cornice. This is opened through to the withdrawing room at the rear of the property.

On the second floor is a full width master bedroom with stunning views to the front as well as built in wardrobes and an en suite shower room; there is also a further double bedroom on this floor. The top floor affords two double bedrooms and a family bathroom.

Externally

There is a beautiful landscaped front garden with pathway to the front door. The rear garden has been terraced and provides a patio area, ideal for outside dining and entertaining. There is also a lawned area flanked by mature flower beds. As an added benefit is an excellent size garage.





Situation

Prior Park Buildings is tucked away yet well positioned, with a much sought-after level walk into town. The city centre along with the railway station are within 0.5 miles. Widcombe Parade offers a varied range of shops and facilities including several local pubs, a doctors' surgery, Co-Op, a chemist, veterinary practice and an AGA shop.

There are many schools locally, but both Widcombe junior school and The Paragon are within 0.6 miles. Walks along the canal, cycling from Lyncombe Vale (Two Tunnels) and Smallcombe Woods gives Widcombe a wonderful countryside feel in the city.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time from 85 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 11 miles north.

General Remarks and Stipulations

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

Viewing

Strictly by appointment with Savills.

Approximate Area = 216.3 sq m / 2328 sq ft (Including Eaves)
Garage = 22.7 sq m / 244 sq ft
Total = 239 sq m / 2572 sq ft
Including Limited Use Area (2.8 sq m / 30 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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