



30 PROSPECT PLACE  
BATH



A BEAUTIFULLY PRESENTED AND  
UPDATED THREE BEDROOM GRADE  
II LISTED GEORGIAN TOWNHOUSE  
OFFERING A BLEND OF PERIOD  
CHARM.

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30 PROSPECT PLACE, BATH, BA1 5JD

Sitting Room ♦ Dining Room ♦ Kitchen/Breakfast Room ♦  
Cloakroom ♦ 3 Bedrooms ♦ Bathroom ♦ Front and Rear  
Gardens

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#### Description

30 Prospect Place is a wonderful three bedroom Grade II listed terraced home. The accommodation has been recently updated and comprises an entrance vestibule, hall, sitting room, dining room, kitchen/breakfast room with modern units, three good sized bedrooms, bathroom and a ground floor cloakroom. Externally there is an easily maintainable front garden and lovely rear garden with numerous seating areas and roof top views.

The property is entered into a good size entrance hall with under stair cloakroom. There are two open plan reception rooms, kitchen and a lovely orangery. On the first floor are three excellent size bedrooms (bedroom three providing further access to the garden) On the second floor is a spacious bathroom.





### Outside

To the front is an easily maintainable garden with ornate flower and shrub beds, a gravelled seating area and a path to front door. The garden is well enclosed by Bath stone walling and is accessed via a wrought iron gate at the front.

To the rear is a small courtyard area from which wrought iron steps lead up to a paved patio seating area with railings to the side. Steps lead up to an extremely pretty gravel garden with flower beds, ornate trees and bushes to side, and woodland to the rear. Further timber decked seating area from which you can enjoy views over Bath. The garden is well enclosed by fencing and walling and enjoys a great deal of privacy.

### Situation

Prospect Place is situated halfway along Camden Road. Camden is a popular family area on Bath's northeast slopes which is well placed for good schools and the city centre along with local shops and a doctor's surgery. Larkhall Village, just over ½ a mile away, offers facilities including an excellent butcher, fine delicatessen, a post office/store, small supermarket, chemist, bakery and several local inns.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and 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 motorway is about 9 miles to the north and Bristol International airport is some 19 miles to the west.

### Tenure

Freehold

### Services

All mains services are connected.

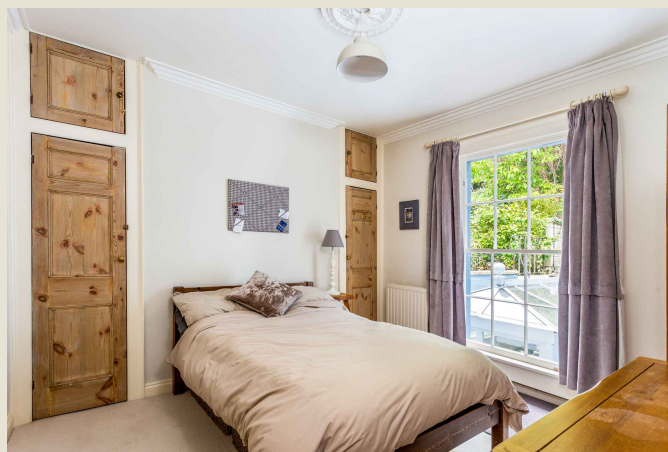
In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars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

### Local Authority

Bath & North East Somerset Council.

### Viewings

Strictly by appointment with Savills.

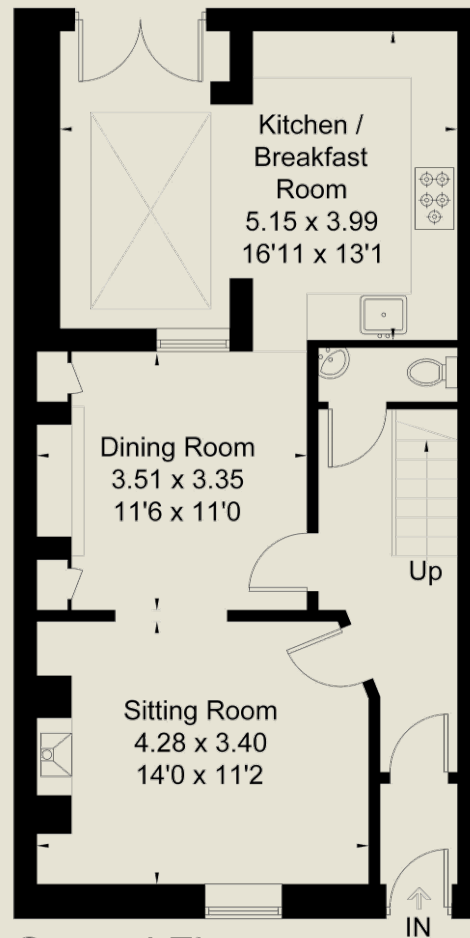


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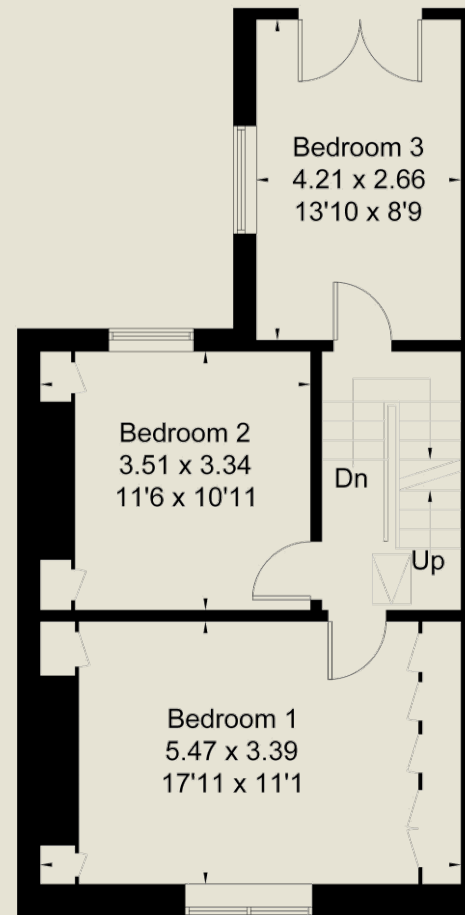
Gross Internal Area (approx) = 120.5 sq m / 1297 sq ft

For identification only. Not to scale.

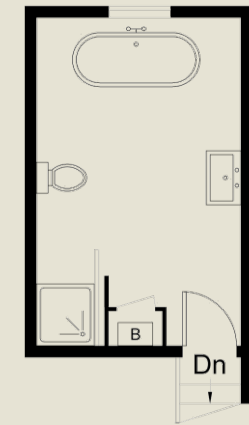
© Floorplanz Ltd



Ground Floor



First Floor



Second Floor



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