



Beautifully presented townhouse - central location

Burlington Street, Bath

Freehold

savills



Entrance hall • Kitchen/dining room • Cloakroom • Utility room • Drawing room • Family room/study • Five bedrooms • Two shower rooms • Rear garden • Vaults

Description

This is a beautifully presented five bedroom townhouse with versatile accommodation from the ground floor up. The property has undergone significant updating in the last five years, yet retains a wealth of period charm and features.

The property is entered into an inner porch and then onto the main spacious entrance hall. There is a cloakroom and a utility room with access out to the rear garden. The kitchen and dining room have attractive stripped and then painted timber flooring with plenty of light through sash windows both back and front. The kitchen provides an attractive range of painted timber base and wall units, wooden worktops, Belfast sink and central island unit. The dining room has a very attractive fireplace and views out of the front of the property through two sash windows.

The first floor has the most terrific drawing room to the front of the property and in similar fashion to the dining room below, dual sash windows.

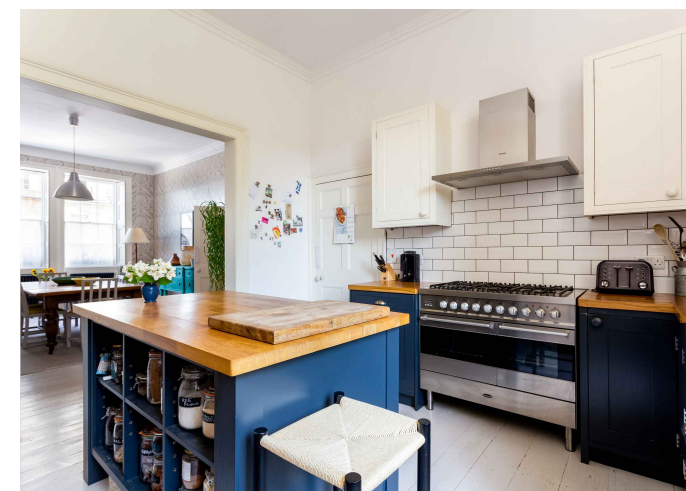
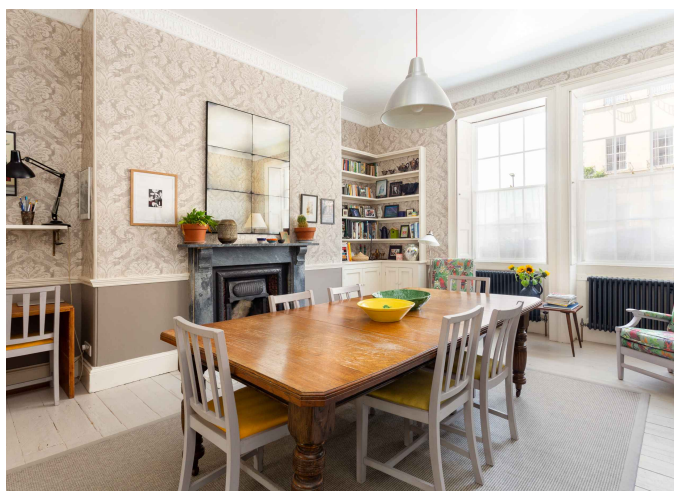
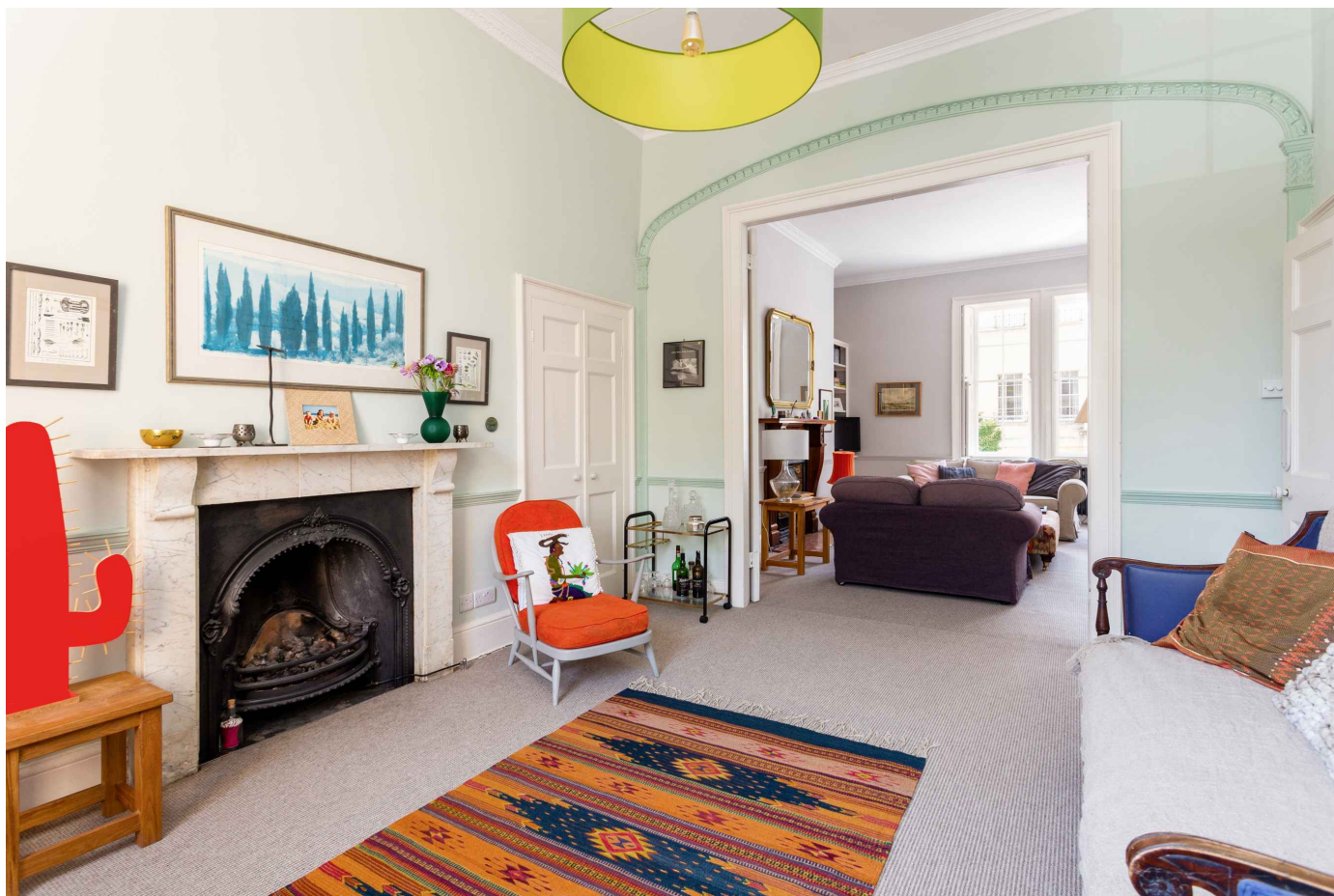
There are double wedding doors leading through to the family room/study to the rear.

On the second floor the master bedroom is a wonderful size and has a claw foot bath and stripped wooden flooring and beautiful views over the west of Bath. There is a further double bedroom and shower room on this floor.

The top floor comprises three further bedrooms and a shower room.

Outside

The property has the benefit of a lovely rear garden with graveled terrace area, ideal for outside dining and entertaining and surrounded by attractive borders. There are vaults to the front which are also part of the ownership of the property.



Situation

Burlington Street is situated just north of the heart of the Georgian City with the neighbouring Royal Crescent and The Circus.

Amongst this splendid architecture, the City of Bath also offers a wide range of amenities, including shopping, theatres and art galleries. Several well-regarded schools, both private and state are available within the area, including the Royal High School for Girls, King Edward's School and Kingswood School in Lansdown.

There are rail services available from Bath Spa Station offering high speed rail links to London Paddington (from 75 minutes), whilst Junction 18 of the M4 gives access to London, Bristol and the M5, serving the Midlands, the South West, located at Tormarton, some 10 miles north of the City.

General Remarks and Stipulations**Tenure**

Freehold

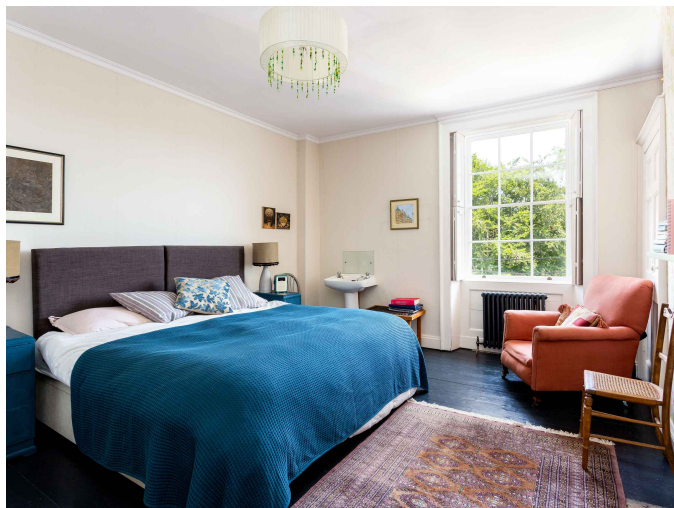
Services

All mains services 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.

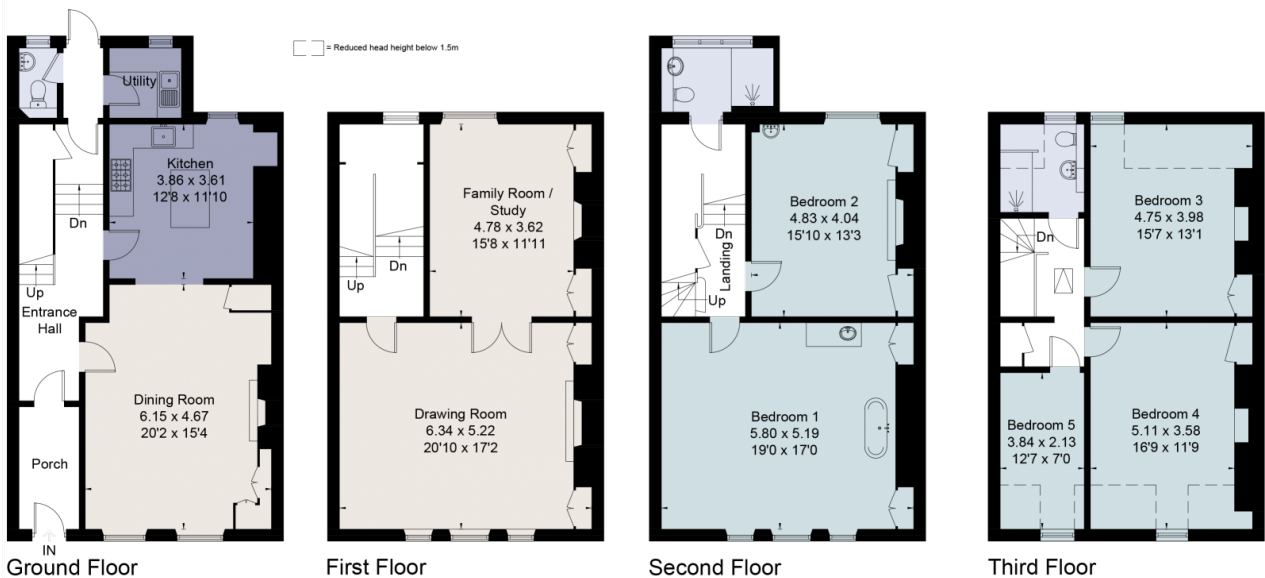
Viewing

Strictly by appointment with Savills.





Approximate Area = 267.4 sq m / 2878 sq ft
Including Limited Use Area (9.5 sq m / 102 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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