FLOOR PLAN:

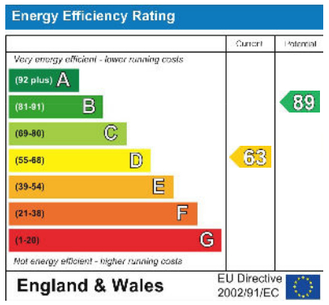
11 Prior Park Road, Widcombe, Bath BA2 4NG
Gross Internal Area (Approx.)
2,185 sq ft - 203 sq m
(Excluding Eaves)

Lower Ground Floor | Ground Floor | First Floor | Second Floor

KEY
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

EPC CHART:



ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
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VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

11, Prior Park Road, Bath, BA2 4NG

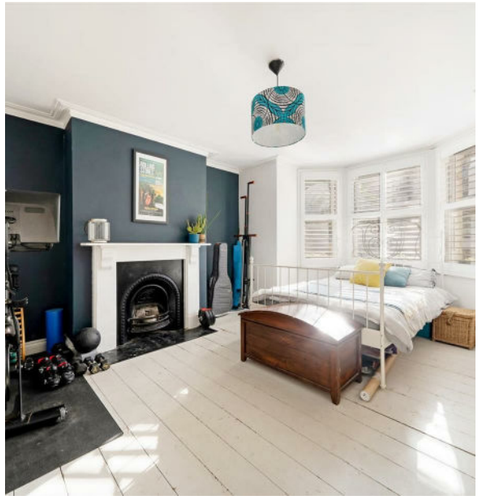
4 Bedroom House

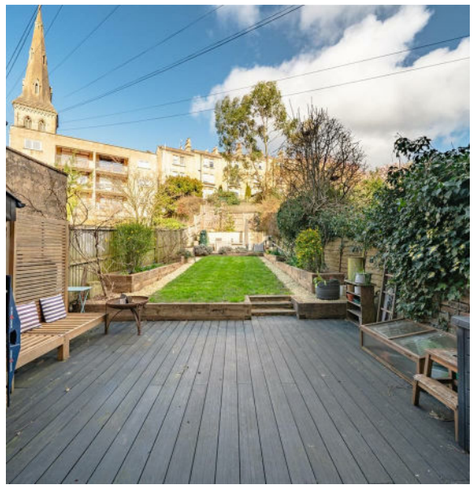
Offers in excess of £1,000,000

- An elegant and beautifully presented Victorian family home
- Four double bedrooms, one with ensuite shower room, family bathroom
- Set in the sought after location of Widcombe, within a few minutes walk of Bath Spa train station
- Kitchen/diner, sitting room, living room, utility/cloakroom
- Pretty landscaped rear garden, permit on street parking
- Freehold. EPC rating D. Council tax band E.

DETAILS

A stunning example of a four storey Victorian town house situated in the sought after location of Widcombe within a few minutes walk of Bath Spa train station. Two reception rooms, kitchen/diner, four bedrooms one with an ensuite shower room, family bathroom, cloakroom/utility. Level garden.





DESCRIPTION

11 Prior Park Road is a stunning Victorian townhouse located in the highly desirable area of Widcombe. This elegant family home exudes charm, having been thoughtfully updated and renovated by the current owners. On the garden level, you'll discover a fabulous kitchen/diner, meticulously designed with granite countertops and a breakfast bar. This floor also features a fourth bedroom that works perfectly as a home office, along with a utility/cloakroom. Bi-fold doors open out to a beautifully landscaped garden, which includes two decked areas ideal for enjoying the morning and evening sun. The ground floor welcomes you with an inviting entrance hall leading to two spacious reception rooms. The family room, situated at the front, boasts a bay window and a feature fireplace, while the rear sitting room offers a cozy ambiance with a fireplace overlooking the garden. Moving to the first floor, you'll find the principal bedroom with a charming bay window and built-in wardrobes, along with another double bedroom and a modern family bathroom. The upper floor features an additional double bedroom complete with an ensuite shower room and delightful views.

LOCATION

Prior Park Road is a superb location for those wishing to enjoy not only a flat walk into the City, but also all that Widcombe Parade has to offer including a deli, several cafes, three pubs (of which the White Hart is of particular note), a doctors' surgery, pharmacy and vet; it's pretty much all covered. Across the road from the property is Prior Park Garden Centre which is a joy to visit and buy plants plus they have a sweet little café. Walking to Bath Spa train station for those wishing easy access to either Bristol or London couldn't be easier. Schools in the vicinity include Widcombe Church of England Primary School, King Edwards, The Paragon, Prior Park and Monkton Combe. There is easy access to Ralph Allen and to the University of Bath with its world-class sports facilities which are open to the public.