

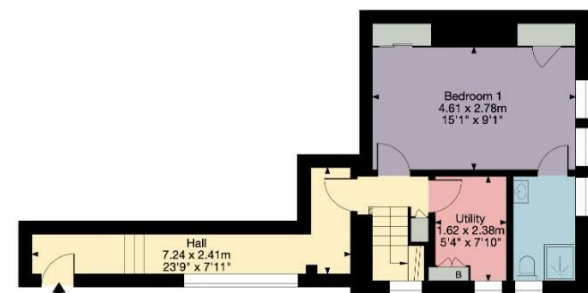
**12A Widcombe Parade, Bath BA2 4JT**  
Approx. Gross Internal Area  
Total Area = 1,022 sq ft - 95 sq m

FLOOR PLAN:



### First Floor

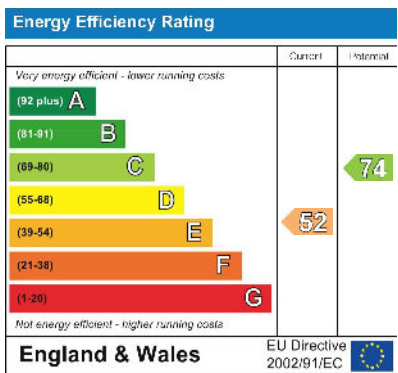
## Second Floor



### Ground Floor

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01225 481010

EPC CHART:



## ZEST PROPERTY SERVICES

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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.



12A, Widcombe Parade, Bath, BA2 4JT

## 2 Bedroom Maisonette

Offers in excess of  
£400,000

## DETAILS

A superb two double bedroom Georgian Maisonette offered to the market with No Onward Chain and situated in the heart of Widcombe. The property boasts flexible accommodation set over three floors along with a south facing private terrace.

- A Three Floor Georgian Maisonette In Widcombe
- 1,022 Sq Ft Of Flexible Internal Accommodation
- Private South Facing Rear Terrace
- Offered To The Market With No Onward Chain
- Good Size Reception Room, Two Double Bedrooms, Family Bathroom & En-Suite
- Council Tax Band C, Leasehold, EPC Rating E



#### DESCRIPTION

The property is accessed via a private door to the left hand side which leads you into the hallway with steps up to the first floor of accommodation. This is arranged as a double bedroom with built in wardrobes and views. This bedroom benefits from an en-suite shower room with sink unit and W.C. There is also a utility room on this floor which houses the boiler.

On the next floor you have the living accommodation. A sleek kitchen comprises of a range of wall and base units with an inset sink unit electric oven and four ring gas hob. The sitting room is a lovely size light and airy room with light flooding through from both sides of the property. A door leads out to a useful conservatory and onto your very own south facing terrace area. This area is perfect throughout the summer months and a real gem for a property in this location.

The accommodation is completed on the top floor where you have a further double bedroom with built in storage as well as a family bathroom. This has a paneled bath with shower over, sink unit and W.C.

#### LOCATION

Widcombe lies on the sought-after southern side of Bath, just across the River Avon, and is widely regarded as one of the city's most desirable residential areas. This vibrant neighbourhood boasts a thriving high street lined with independent shops, boutiques, cafés, delis, convenience stores, canal walks and traditional pubs—offering a true sense of community and charm. The area is exceptionally well served with local amenities, including a doctor's surgery, dentist, veterinary practice, and the ever-popular Prior Park Garden Centre. With several churches and a highly regarded infant and junior school, Widcombe is particularly attractive to families seeking both convenience and a strong community spirit. Just a five-minute walk takes you into the heart of Bath city centre and to Bath Spa railway station, providing regular, high-speed services to London Paddington (approximately every 30 minutes) and to Bristol (every 15 minutes), making it ideal for commuters.

#### TENURE

Leasehold  
999 years from 1994  
Freeholders: Select Space Ltd  
No management fee  
Peppercorn ground rent