



Brunswick Street, Bath **BAI**





Brunswick Street, Bath

A three to four bedroom, Grade II listed townhouse on a no-through street close to Bath's city centre.

Guide price: £795,000

Tenure: Available freehold

Local authority: Bath and North East Somerset Council

Council tax band: B







Situation

Brunswick Street is a no-through street, just off the London Road, opposite Morrisons supermarket. With the centre of Bath and all its amenities less than a mile away and Larkhall village around the corner, it's an ideal location for those wanting the best of both worlds. The property is within close proximity to the wide open space of Kensington Meadow and canal walk to Sydney Gardens, with museum cafe and a recently renovated playground. It is also close to the arty shops of Walcot Street. Also nearby is Alice Park, a popular place for locals with a play park, tennis courts and cafe. Brunswick Street is well placed for commuters with easy access to the M4, the A36 and Bath Spa station.



The House

This attractive, period townhouse is over three floors and has a west-facing garden. It is located near the top of the street, which has Georgian townhouses on one side, facing Victorian terraces on the other. Number 12, like its neighbours, has an arched doorway and two panelled windows, the upper floor with a balconette feature. Inside, the hallway has wooden flooring, panelled walls below dado level and an original stone staircase and banisters. The living room has a wood burner with marble fireplace surround and arched recesses either side. Original wooden shutters frame the window and a generous ceiling height make this a well-proportioned space. Another living space, or third bedroom, has built-in cupboards and window that looks out to the garden. Further along the hall, a snug room has more storage and door onto a small conservatory with access to the garden. Downstairs, the kitchen has basic units, flagstone flooring (under the more recent wood-laminate) and original stone wall details where the ovens would have been. There's a good-sized dining room with doors onto a garden room, a utility/boiler room, cold store and access to the vaults at the front. Up on the first floor, the spacious family bathroom has a bath, shower, generous storage, and windows overlooking the rear garden. Both bedrooms on this floor have built-in cupboard spaces and period fireplaces. There's access to the loft spaces from both bedrooms, the roof being a traditional double pitched one with skylight (in the hall) in the middle.

Gardens and Grounds

The long, rear garden is zoned into three areas - paving, gravel and lawn, each creating different spaces with potential for eating, relaxing and playing. An attractive Corkscrew Willow tree provides shade in the dining area of this west-facing garden; it has recently been pruned and reduced.



Approximate Area = 187.8 sq m / 2,021 sq ft
 (Excluding Vaults)
 Including Limited Use Area (3 sq m / 30 sq ft)



Ground Floor

First Floor

Knight Frank

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Lower Ground Floor

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs and videos dated December 2022.

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