

Prior Park Road, Bath BA2



## Situation

Prior Park Road is in Widcombe, a popular area with a thriving community and a high street packed with cafes, a butcher, florist, pharmacy, supermarket and several pubs. There's a local church, social club and schools. Widcombe's proximity to the city centre and Bath Spa Station makes it an ideal place to live for commuters (Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads).

Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.



**Guide price:** £650,000

**Tenure:** Available freehold

**Local authority:** Bath and North East Somerset Council

**Council tax band:** E

A three bedroom maisonette benefitting from high ceilings, wooden flooring and period architectural details located in popular Widcombe, near to Bath Spa station

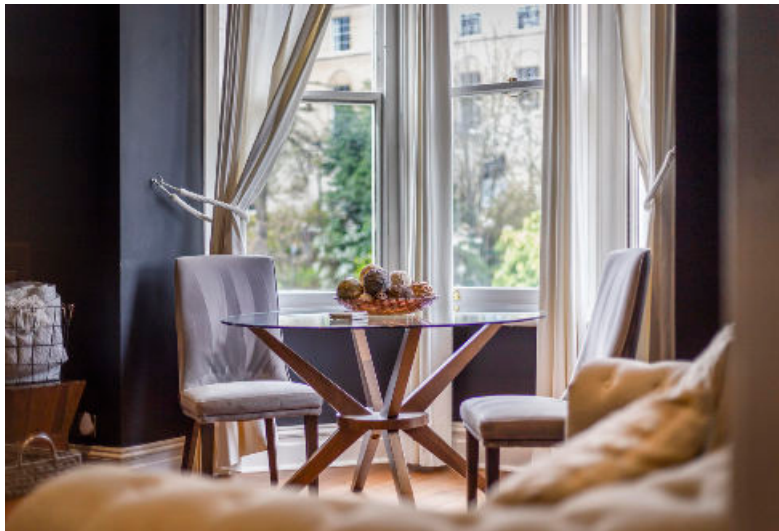


## The House

Number 19 Prior Park Road is a three storey maisonette in a Victorian terraced house (19A, the lower ground, is a garden apartment). Steps up to the raised ground floor lead to the front door. Inside, there's a porch, then a second door with glazing, opening onto the hall. It's an impressive entrance with high ceilings, wooden flooring and period architectural details.

To the right, the wooden flooring continues into living room. It has a triple bay window with sashes, a contemporary built-in fire and TV in the chimney breast and shelving units in the alcoves.

Along the hall is the kitchen/dining room, another room with modern fixtures and fitting. A breakfast bar divides the space; on the left, the black, gloss-finished units have wooden worktops, there's an electric oven and hob with extractor, built-in appliances and space for an American-style fridge/freezer. Two large, sash windows look out to the rear gardens of the terraces and, to the right of the room, units are built into the alcoves for accommodating crockery, glassware and other dining accessories.





Tucked under the stairway, a utility and WC are similarly furnished. Throughout this home's well-designed interior, lighting and storage details maximise every space.

The wooden flooring continues upstairs to a light and bright first floor landing with useful under stairs storage. There are two bedrooms and a bathroom on this floor. One bedroom has a window to the rear, and cleverly designed storage that keeps the look and feel minimal, as does the larger bedroom at the front of the property. The bathroom has a shower over the bath and is tiled throughout.

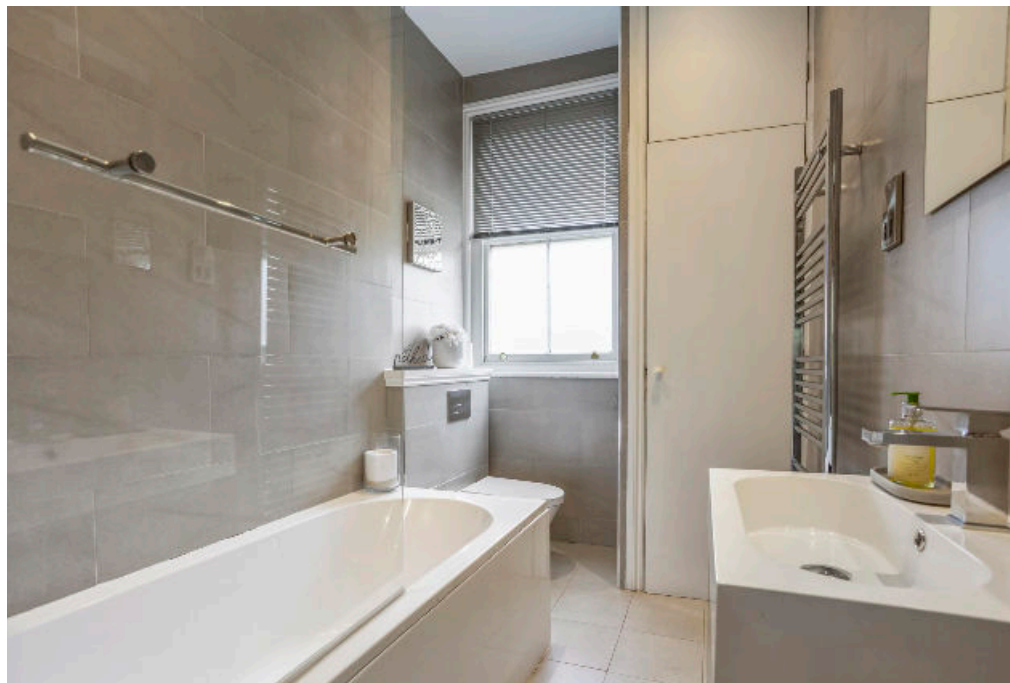
Upstairs, the loft has been designed to maximise its space, accommodating a good-sized bedroom, a walk-in wardrobe and a shower room/WC.





## Directions

Head west on Beauford Square/Queen Square/A4 towards Princes Street and continue onto Chapel Row, then onto Charles Street/A367. Follow A367 and turn right onto St James's Parade/A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge roundabout, take the 1st exit onto Claverton Street/A36. Turn right onto Claverton Street/Widcombe Parade. Turn right onto Prior Park Road/A3062. Number 19 is on the left.



Approximate Area = 135.2 sq m / 1455 sq ft  
Including Limited Use Area (4.5 sq m / 48 sq ft)



 = Reduced head height below 1.5m



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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 April 2022. Photographs and videos dated April 2022.

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