

# 5 Inglis Court

Bath





# An immaculate 3-bedroom terrace in Holburne Park close to city centre.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles  
(All distances are approximate).



3



2



1

## Summary of accommodation

### Main House

Ground floor: Hall | WC | Kitchen/Dining Room | Sitting Room

First floor: Principal Bedroom Suite | Two Further Bedrooms | Family Bathroom

### Outside

Driveway with parking for two cars | Garden



## Situation

Times and distances are approximate.



Inglis Court is in the Holburne Park development, just east of Bath, on the Warminster Road/A36. Conveniently close to Bath City centre, this location offers easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



A number of good state and independent schools are within easy reach, including King Edwards on North Road.





## The Property

5 Inglis Court is in a terrace of six houses, built 7 years ago in classic architectural style, using Bath stone at the front of the property. Inside, the immaculate interior is modern and stylish. Underfloor heating and limed Oak timber flooring run throughout the ground floor. The hall has storage under the stairs, as well as a WC.

The kitchen is Neptune's 'Limehouse' style with full height larder cupboards, grey ceramic worktops and discreet lighting. Ovens, hob, dishwasher and washer-dryer are NEFF and there's a Perrin & Rowe instant hot tap. The dining area connects the kitchen and the living room, in an open-plan, yet cosy space. Built-in cabinetry, with shelving, cupboards and mood lighting spans a complete wall in the living room, with space for an L-shaped sofa on the other side. This room has glazed doors that open onto the garden terrace.

Upstairs, flooring is neutral carpeting into all three bedrooms. The principal bedroom suite includes a dressing area with built-in wardrobes and a shower room with large marble tiles, demisting mirror and white vanity. Views from this bedroom are extensive, across the garden and to Bath's north-western slopes including Camden Crescent. The second bedroom also has built-in wardrobes; the third is without. The family bathroom has a shower over the bath and is tiled throughout.

It is useful to note that the interiors are immaculate and fitted with high end product, including white shutters on most windows, spot and sensor lighting, an air ventilation system and alarm system.

Access to the loft has been enlarged and has a ladder for easy access; it's been partially boarded to enhance storage.





## Gardens and Grounds

At the front, there's a covered bin store, and the driveway has two good-sized car spaces (residents are also given a visitor permit disc for visitor spaces located around the site).

The rear landscaped garden is fenced and has a paved dining terrace with steps down to a lawned area. Large, grey planters are brimming with seasonal shrubs and flowers, and a useful shed is tucked away in one corner. The garden's aspect is ideal - south west facing - and there's an electric awning attached to the house to create shade when required.

Communal parkland is reached at the lower end of Holburne Park and has several paths that lead to the Kennet and Avon Canal.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that mains water, electricity, gas and drainage are connected to the property.

**Local Authority:** Bath and North East Somerset - 01225 477000

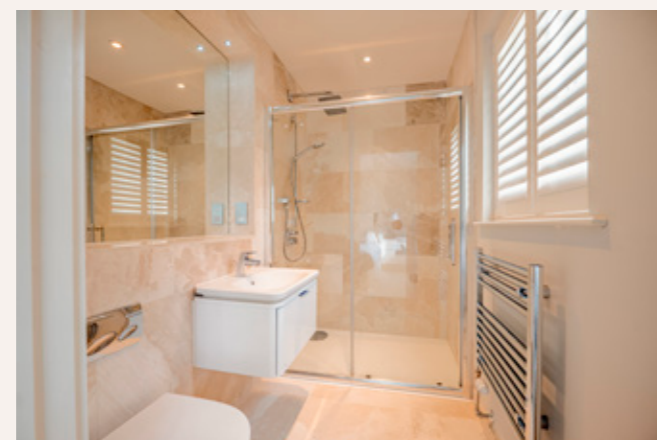
**Council Tax Band:** E

**EPC:** B

**Postcode:** BA2 6FF

**Directions:** Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 straight. Turn right onto Cleveland Place and continue onto Bathwick St. Turn left onto Beckford Rd/A36. Inglis Court is a few hundred meters up on the left hand side.

**Viewings:** Strictly by appointment with Knight Frank LLP.





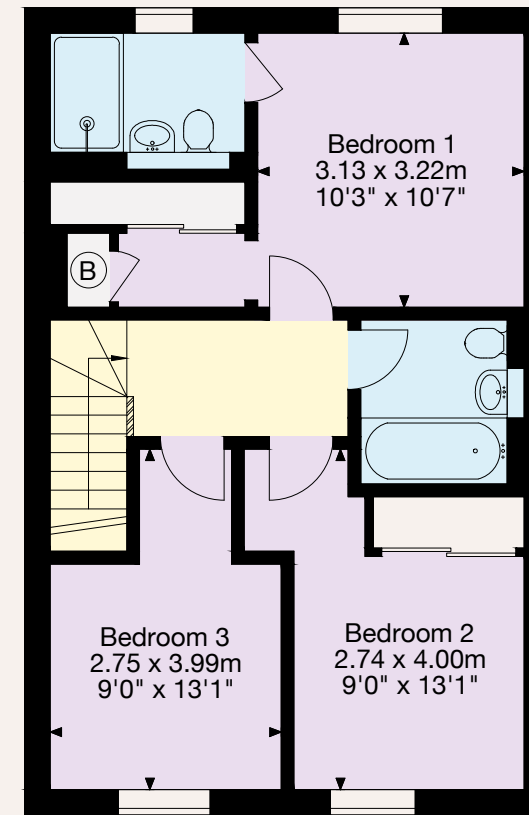
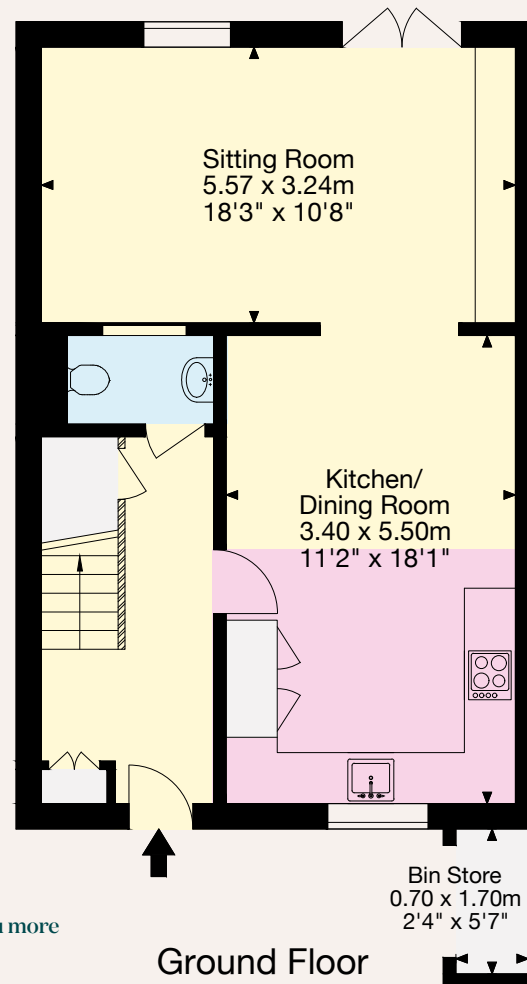
**Approximate Gross Internal Floor Area**

Main House: 99 sq m / 1,065 sq ft

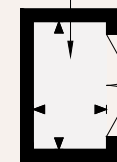
Outbuildings: 2 sq m / 21 sq ft

Total Area: 101 sq m / 1,086 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Shed**  
1.50 x 0.86m  
4'11" x 2'10"



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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 October 2024. Photographs and videos dated October 2024.

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