



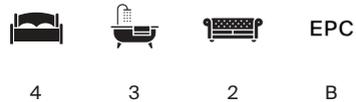
SOUTHBOURNE GARDENS

BATH, BA1



AN IMMACULATE FOUR BEDROOM TERRACE HOUSE WITH VIEWS

Ideally located for commuting, with excellent access to local schools
and amenities.



Services: We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband.

Local Authority: Bath and North East Somerset

Council Tax Band: F

what3words: ///reasons.fork.leave

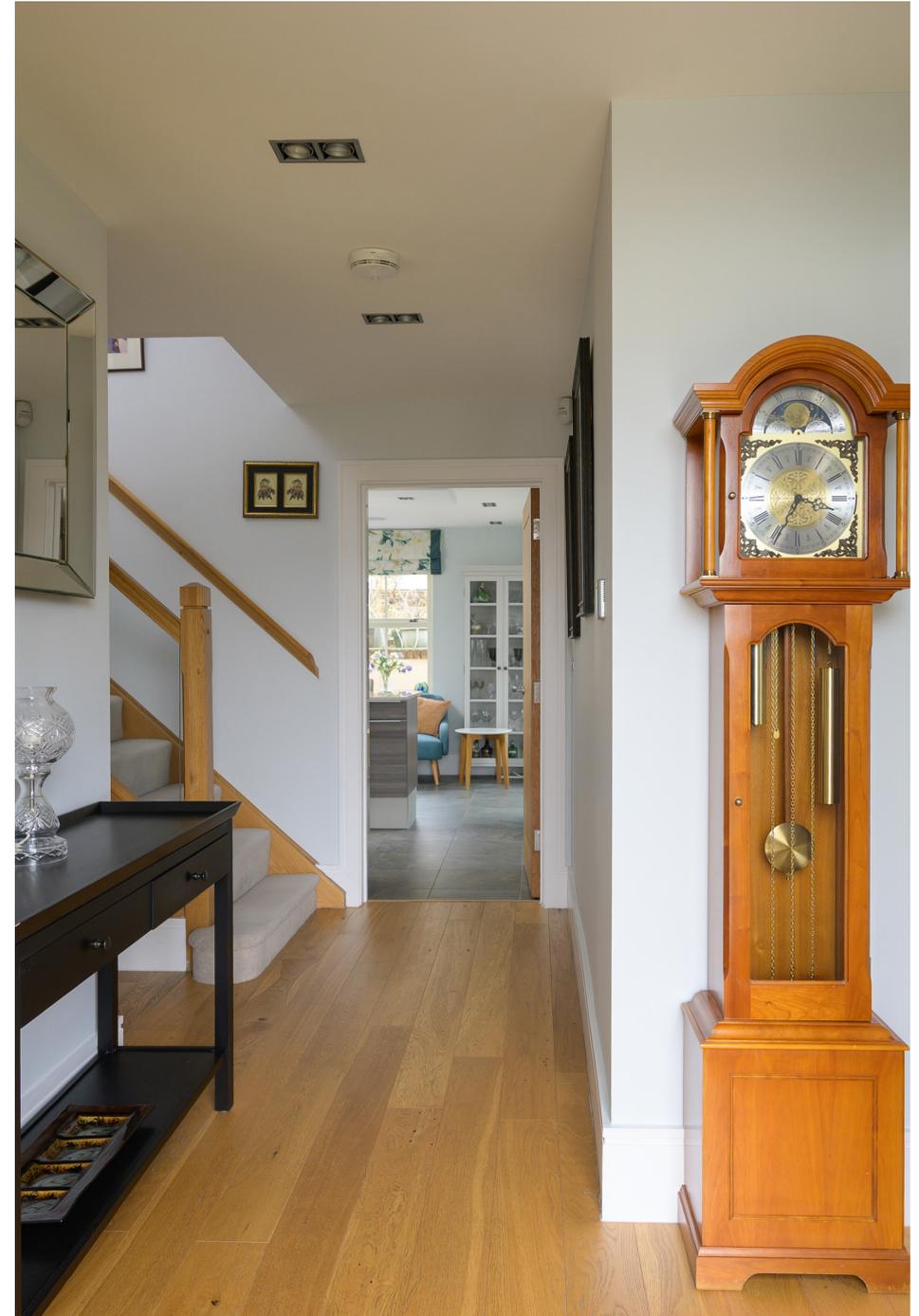
Method of Sale: We are advised that the property is Freehold. Annual Charge: £510 (residents management company)



SITUATION

Southbourne Gardens is a quiet, no-through road positioned between Fairfield Park and Larkhall village, just over a mile from Bath city centre. Both areas offer vibrant communities and a wide range of amenities, all within easy walking distance, including a health centre, delicatessen, supermarket, bookshop, pharmacy, pubs, café, theatre, community hall and several schools.

The location is excellent for commuters, providing straightforward access to the M4 and Bath Spa railway station. The area is well served by respected pre-schools and primary schools, with an outstanding selection of both independent and state secondary schools in Bath and the surrounding region.







THE HOUSE

Built in 2015, 11 Southbourne Gardens is one of eight modern townhouses set on a quiet no-through road with open southerly views. The property is approached via a lawned front garden and opens into a welcoming hallway with wooden flooring and underfloor heating across the ground floor, giving the interior a warm and streamlined feel.

The rear kitchen features floor-to-ceiling cabinetry in a mix of wood-effect and sleek laminate finishes, complemented by a central island with hob and breakfast bar. A large window overlooks the courtyard garden, which is accessed via the conservatory-style dining room. Glazed sliding doors connect the living spaces, allowing the ground floor to be opened up for entertaining or separated for a more intimate arrangement. A WC and utility cupboard complete this floor.

Upstairs, the first floor includes three bedrooms and a family bathroom. The principal bedroom suite spans the depth of the house with dual aspect windows, a dressing area and ensuite. The second floor offers an additional bedroom suite with vaulted ceilings, built in storage and a shower room.



OUTSIDE

The south facing front garden is enclosed by a low Bath stone wall with a wrought iron gate and a straight path leading to the house. It is mainly laid to lawn, complemented by established shrubs, low hedging and a distinctive ornamental tree that adds shape and interest throughout the year. The setting feels open and elevated, with neighbouring gardens enhancing the sense of space.

To the rear, the garden is arranged across three landscaped levels. The lower terrace provides a gravelled seating area with timber edged planting, while steps rise to a second tier with further gravel, pots and decorative features. At the top, a decked terrace offers a private, sunny spot for outdoor dining or relaxation. The property benefits from private and guest parking, as well as an allocated garage located in the garage block to the right as you enter Southbourne Gardens.







Southbourne Gardens

Bath, Somerset



Gross Internal Area (Approx.)
 Main House = 147 sq m / 1,582 sq ft
 Garage = 14 sq m / 151 sq ft
 Total Area = 161 sq m / 1,733 sq ft



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(Including Garage)
 Approximate Gross Internal Area = 161 sq m / 1,733 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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