



**BATHWICK HILL, BATH, BA2**  
£4,250 per month\*

**Carter Jonas**



# BATHWICK HILL, BATH, SOMERSET, BA2 6EW

A fine example of a 5 bedroom, 3 bathroom Georgian home on Bathwick Hill with a lovely rear garden with direct access out onto the National Trust Bath Skyline walk.

- Drawing Room
- Dining Room
- Kitchen/breakfast Room
- 5 bedrooms
- Bathroom
- 2 Shower Rooms
- Large Utility Room

## LOCATION

## THE PROPERTY

A most beautiful Georgian Townhouse on Bathwick Hill enjoying a magnificent aspect with marvellous views out across the Bath Skyline walk towards Widcombe and beyond. The property was completely renovated during the Summer of 2017 to an exacting standard and period features have been retained in the principal rooms. The family friendly accommodation offers cloakroom, Kitchen/breakfast room with fitted appliances of dishwasher and oven with gas hob, and a free standing fridge/freezer and separate dining room on the ground floor. There are double French doors out on onto the rear garden from the hallway. Stairs rise to the first floor to the Master Bedroom with en suite bathroom, and Drawing Room with double aspect, then up to the second floor where there are 3 further double bedrooms and 2 shower rooms. On the lower ground floor is a large utility room with washing machine and tumble dryer, a playroom/office and a further cloakroom. All the windows to the rear of the house enjoy the far reaching prime south facing garden views across Bath and out onto the National Trust land across to Widcombe.

Running across the back of the house on the first floor is an ornate balcony. The south facing rear garden is a rare find in Bath and offers direct access via a gate out onto the National Trust Bath Skyline walk. The property also enjoys the huge benefit of a single garage opposite in a block and on street permit parking for two vehicles. Available early October 2023. Council Tax Band G. EPC Band D. HOLDING DEPOSIT OF ONE WEEK'S RENT (taken off





first month's rent) = £980.76. DEPOSIT ( 6 weeks' rent ) = £5884.56

**OUTSIDE**

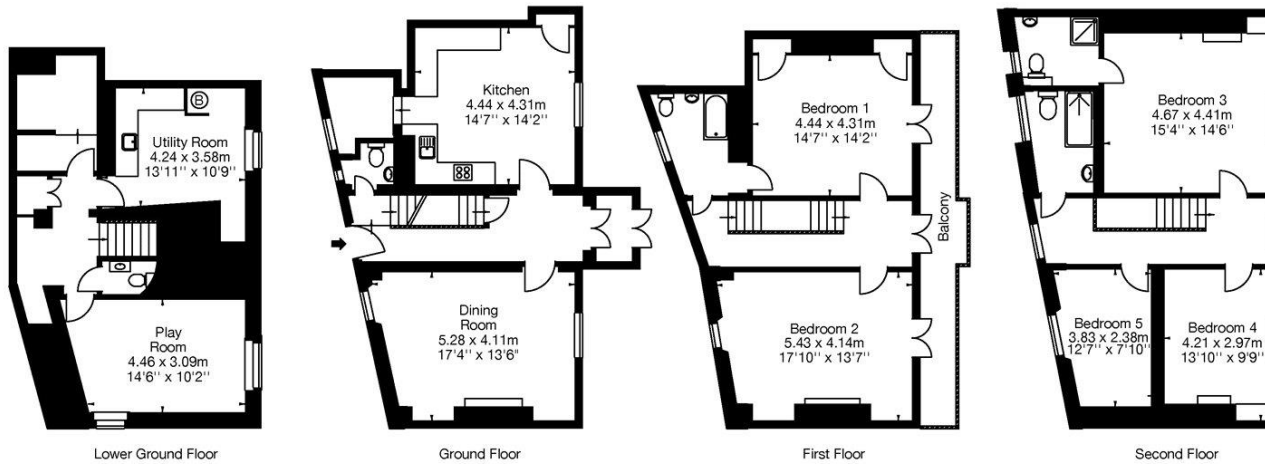
**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	





12 Bathwick Hill, BA2 6EW  
Approx. Gross Internal Area  
2697 Sq Ft - 250 Sq M



Capture.

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Classification L2 - Business Data



#### IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.