



**25 MINSTER WAY**  
Bath

**Carter Jonas**



## 25 MINSTER WAY, BATH, SOMERSET, BA2 6RH

**A MODERN SEMI-DETACHED PROPERTY IN A CUL-DE-SAC WITH OFF STREET PARKING AND A LOVELY GARDEN.**

- Bath city centre 1 mile
- London (Paddington) from 82 minutes from Bath Spa Station
- M4 (J18) 12 miles

Reception hall • Kitchen/breakfast room • Three reception rooms • Shower room • Utility room • Four bedrooms • Family bathroom • Balcony

Driveway parking • Front and rear gardens

### DESCRIPTION

This is a very versatile property, having been used most recently as a student let (HMO), providing six bedrooms, but would easily revert back to a practical family house with four bedrooms on the first floor and three reception rooms on the ground floor. Originally, it would have had an integral garage, however, this was converted into living accommodation on the ground floor. The bedrooms are all of a good size, the second bedroom boasting a long balcony to the front of the buildings, whilst the bedrooms to the rear offer lovely views across Bath. The ground floor has a shower room and a useful utility room, which has a door leading out to the garden. The garden has a westerly aspect, is enclosed and leads around to the front of the property where there is driveway parking and a front garden.

### SITUATION

Minster Way is situated just off the A36 Warminster Road on the edge of the city with an elevated position having views to the west and the countryside towards Solsbury Hill. The distance to the city is approximately 1 mile, so perfect for commuters using Bath Spa to Paddington (from 82 minutes); there is also a direct bus route.





There is easy access to the well-regarded King Edwards School as well as Bathwick St Mary's Primary School. Closer amenities in Bathampton village below include a post office/general store, doctors, dentist, beauticians as well as Bathampton Primary School, which has plans to expand following a recent Outstanding Ofsted report. The George Inn is on the banks of the nearby Kennet & Avon Canal and Junction 18 of the M4 is accessed using the Bathampton toll bridge to link to the A46. Behind the property is the "Bath Skyline walk" with National trust land that leads to the Bath Golf Course and Sham Castle.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

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

**Council Tax:** Band E

**EPC:** Band D

**Directions:** Proceed South out of Bath on the A36 Warminster Road, passing North Road and King Edwards School on the right and take the next turning right into Minster Way and St. Christophers Close. Turn left in Minster Way and the property is found towards the end on the left hand side of the road.

**Viewing:** Strictly by appointment with Carter Jonas.



## Minster Way, Bath, BA2 6RH

Approximate Area = 1245 sq ft / 115.6 sq m

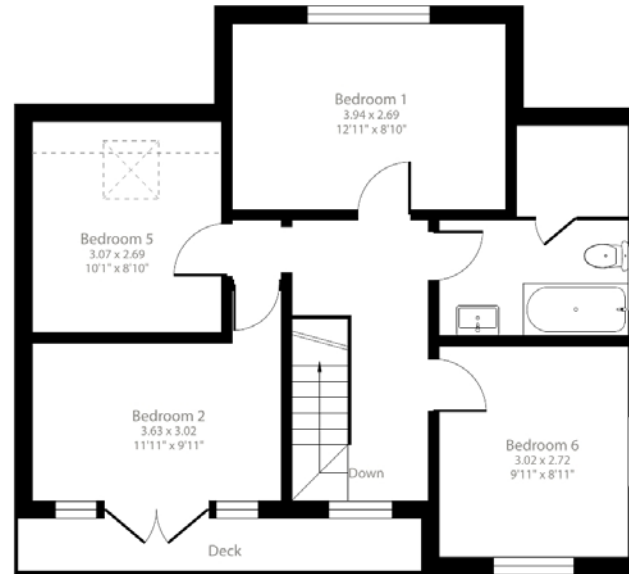
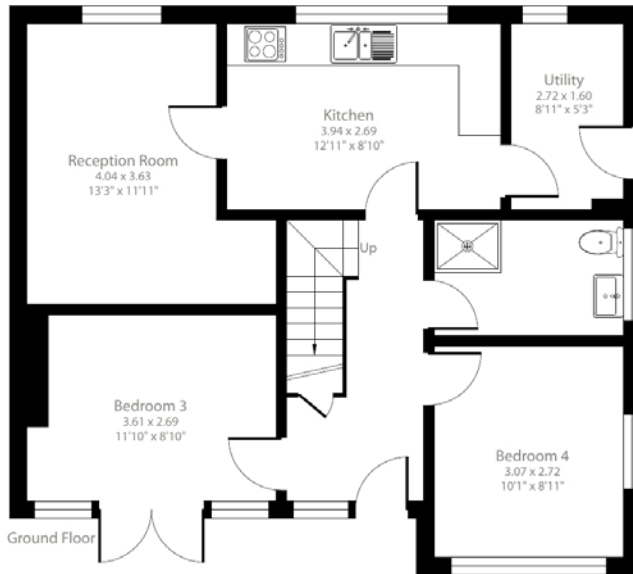
Limited Use Area(s) = 15 sq ft / 1.3 sq m

Total = 1260 sq ft / 116.9 sq m

For identification only - Not to scale



Dendites restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1151664



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.