



**7 MONTROSE COTTAGES**

Bath

**Carter Jonas**

## 7 MONTROSE COTTAGES, BATH, SOMERSET, BA1 4AF

**A CHARMING, LIGHT AND SPACIOUS THREE BEDROOM END OF TERRACE HOUSE WITH LOVELY GARDENS IN THIS EXCELLENT LOCATION.**

- Bath City Centre 1 mile
- M4 (J18) 11 miles
- London Paddington from 90 minutes from Bath Spa Station

Reception hall • Living room • Kitchen/dining room  
• Three bedrooms • Bathroom • South facing paved terrace and lawned rear garden  
EPC rating D

### DESCRIPTION

Believed to have been built around 1800, this charming two storey house has local stone elevations under a slate tile pitched roof. A gate leads through to an enclosed, south facing flagstone terrace surrounded by wooden fencing with high trellis with climbing plants and shrub borders. A stone staircase leads up the far side of the house giving access to the gently sloping lawn rear garden with a small pond. There are shrubs and flower borders, and it is very private.

The front door to the house leads off the front terrace into a light and welcoming reception hall. At one side is the kitchen/dining room with fitted wall and base storage cabinets and a fireplace has a wood burning stove inserted. A door at the far end leads into a utility room. At the far side of the house is a lovely living room with a triple aspect, having a fitted bookcase and bath these ground floor rooms have lovely high ceilings.

A stair case leads up from the hall to the three good size bedrooms and a fitted bathroom, the bath having a shower over. The main bedroom benefits from a large built in wardrobe and a bay window with lovely southerly views over the gardens to the front.



## LOCATION

The property is well placed - close to the popular Weston village, whilst also still only walking distance to Bath city centre. Weston provides a host of local shops including a supermarket, village pub and Post Office. It is within walking distance of The Royal United Hospital and near to good local schools along with Royal High School, Kingswood, King Edward's pre-prep, St Mary's, Newbridge and Weston All Saints primary schools. The city centre is a short walk away through the famous Royal Victoria Park which would take approximately 20 minutes.

Beautiful countryside walks through adjacent National Trust land and the latter section of the Cotswold Way are on the doorstep, with access to the northern slopes of Bath where stunning countryside views can be enjoyed. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants. The Theatre Royal, Bath Abbey and Thermae Bath Spa and The Roman Baths. Bath Spa Railway Station provides high speed links to London Paddington (approx. 90 mins), Bristol Temple Meads (approx. 20 mins) and The West Country rail network. The M4 motorway is easily accessed via Junction 18 (Tormarton) with routes through to London, Bristol and onwards; this journey takes approx. 20 mins.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

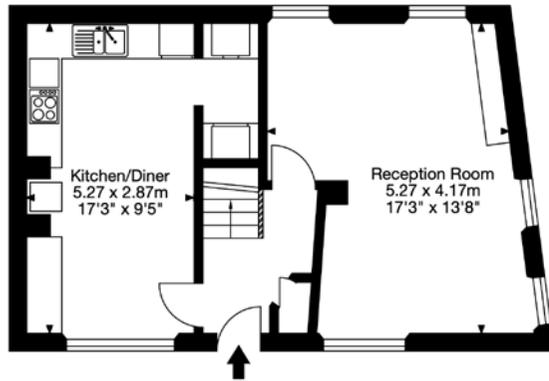
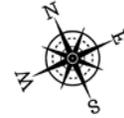
**Council Tax:** Band D

**Viewings:** Strictly by appointment with Carter Jonas

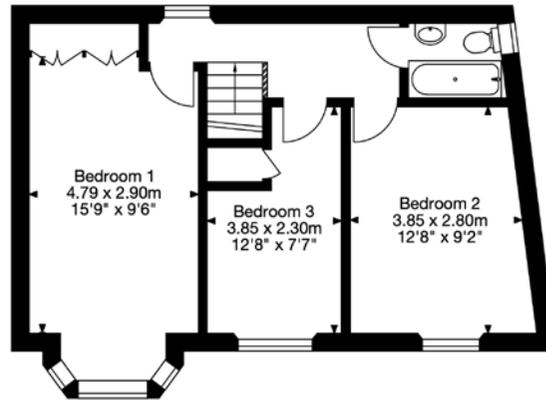
**Directions:** Proceed out of Queen Square on the Upper Bristol Road (A4) and continue past Royal Victoria Park on the right and take the next turning right up into Park Lane. At the mini roundabout at the top take the left turning into Weston Lane. Pass The Priory Hotel and continue straight over past King Edwards Pre-Prep on the left. Drop down the hill and just as the road starts to rise again Montrose Cottages is on the right hand side of the road. The property is located furthest from the lane.



7 Montrose Cottages, Bath, Somerset BA1 4AF  
 Gross Internal Area (Approx.)  
 88.2 sq m / 950 sq ft



Ground Floor



First Floor

Capture Property Marketing 2023. Drawn to RICS guidelines.  
 All Measurements are approximate and should not be used as a statement of fact.  
 Plans for illustration purposes only. Not drawn to scale.

Capture.



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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