



**1 KINGSMEAD TERRACE**  
Bath, BA1

**Carter Jonas**

## 1 KINGSMEAD TERRACE, BATH, SOMERSET, BA1 1UX

### DESCRIPTION

No. 1 Kingsmead Terrace is a boutique 3 storey Georgian townhouse with 3 bedrooms right in the heart of Bath City Centre surrounded by amazing Georgian architecture. It is currently run as a successful holiday let with excellent income (please contact us for more info.) The property is being sold with no onward chain.

The property itself has a central hallway with a modern kitchen at the front of the house and a spacious, light and airy living room to the rear with a glazed door and windows onto a sunny courtyard garden. The living room has a character fireplace with built in floating shelves to the side of the chimney breast, with an oak floor.

On the first floor is bedroom 1, which is a double bedroom with a built-in wardrobe and this sits opposite a contemporary bathroom with a twin sink unit and walk-in shower. Natural light floods the main stairwell as there is a large Velux window to the roof looking down. On the second floor there are two double bedrooms, both with built-in wardrobe storage and views over the city. The south facing courtyard garden is of a good size, with two terraced seating areas facing south to catch the afternoon sun and plenty of space for a BBQ, plant pots and outdoor table and chairs. Central Zone residents parking is available nearby at 10p per hour.

### SITUATION

Bath was inscribed as a World Heritage Site in 1987. It is a University City, (University of Bath, Bath Spa University and Bath College) a regional shopping destination, a hub for recreation and employment and an international tourist attraction. The city is located at the juncture of the A4 (Chippenham to Bristol), the A36 (south to Warminster/Salisbury) and the A46 (north to Stroud and beyond). The M4 motorway (junction 18) is approximately 16km north. The property occupies an excellent position to access the bustling parts of the city centre.

## A BOUTIQUE GEORGIAN TOWNHOUSE WITH THREE BEDROOMS IN A CENTRAL LOCATION CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET.





1 Kingsmead Terrace is conveniently located in the city centre, in a quiet residential street located just a stone's throw from the historic centre of Bath, and within walking distance of the main shopping and restaurant districts. Kingsmead Square is just 70 metres away with its wide variety of restaurants and hostellers. The square has a mixture of retailers, restaurants and cafe operators including Boston Tea Party, The Society Cafe, Thai Balcony, The Stable Pizzeria and a craft beer bar, Kingsmead Bottle. The Odeon Cinema complex, Kingsmead Centre and Green Park Station market (Sainsbury's) are also nearby. The famous Royal Theatre is less than 200m from the subject property, whilst Bath Spa railway station and the bus station are a 5 minute walk away. The property lies in close proximity to Bath Thermae Spa in one of the most beautiful areas of Bath.

The Royal Crescent (with Sally Lunn's, Mary Shelley's Frankenstein and Jane Austen visitor attractions) and The Circus are a short walk away. There are many wonderful green spaces nearby (Botanical gardens, Victoria Park, Sydney Gardens, Prior Park) whilst the Cotswold Way and The Bath Skyline tour are easily accessed from the city centre. Bath is famous for its Thermal Spa and as well as its Pump Rooms and its role in the TV drama Bridgerton. Bath has a wide range of independent retailers on Milsom Street (Paxton & Whitfield, Icarus, The Silver Shop), Wine Bars (Beckford Bottle Shop and Ludo) restaurants (Le Vignoble), museums, theatre (The Theatre Royal and Komedia) and art galleries as well as an award-winning shopping centre (The Southgate centre). The city also boasts a wide range of excellent local schools (Kingswood, KES, Royal Bath High School, Prior Park, Monkton Coombe Prep, Beechen Cliff, Ralph Allen) and the University of Bath has an international reputation for its excellent academic standards and Olympic training facilities (Team Bath).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** Listed Grade II

**Services:** All mains services connected

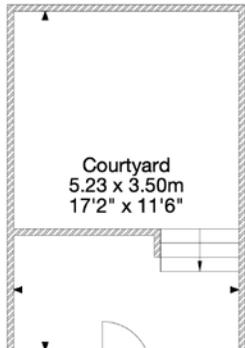
**Parking:** On street permit parking available for local zone

**Council Tax:** Band C

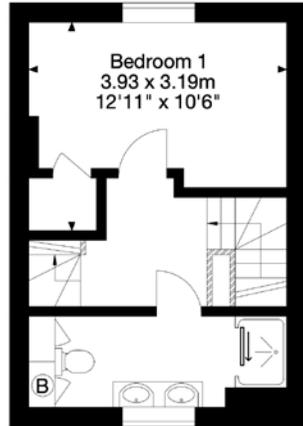
**EPC:** Band D

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

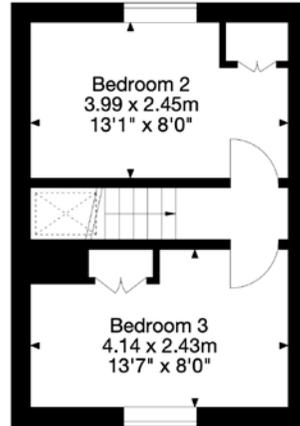




Ground Floor



First Floor



Second Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

1 Kingsmead Terrace, Bath BA1 1UX  
Gross Internal Area (Approx.)  
Main House = 70 sq m / 751 sq ft

Capture.



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