



**5 PRIOR PARK ROAD**

Bath

**Carter Jonas**

## 5 PRIOR PARK ROAD, BATH, BA2 4NG

- Bath Spa Railway Station 0.3 miles (London Paddington from 90 minutes)
- Bristol International Airport 19 miles
- M4 (Junction 18) 11 miles

### ACCOMMODATION

Sitting room · Dining room · Kitchen · Four double bedrooms · Family bathroom

### DESCRIPTION

In an excellent location, only a short, level walk to Widcombe Parade and the city centre as well as the Bath Spa railway station, this is a pretty Edwardian family home.

Features of the period abound, there are open cast iron fireplaces, architectural coving, four panel doors and ceiling roses.

Set over three floors of accommodation, the house has two large reception rooms downstairs with a full width kitchen/dining room to the rear. The kitchen is light and bright with skylights to the roof and looks out onto the rear garden and patio.

Upstairs are four excellent sized bedrooms, and the family bathroom. The principle bedroom sits to the first floor and is of a generous size, being the full width of the house.

To the outside is the rear garden, mainly laid to lawn with a sunny patio area.

### SITUATION

5 Prior Park Road is only a short walk from the village atmosphere of Widcombe Parade with its cafés, eclectic range of shops, doctor's surgery, convenience store and the popular White Hart and Ring O'Bells pubs, making it a delightful place to live.

## A LOVELY MID-TERRACE EDWARDIAN FAMILY HOME ON PRIOR PARK ROAD IN THE POPULAR AREA OF WIDCOMBE. CLOSE TO THE CITY CENTRE, THE RAILWAY STATION AND WIDCOMBE PARADE SHOPS.



Widcombe is a pretty village within Bath's city limits with beautiful parks and National Trust land, as well as the famous Bath Skyline Walk. Prior Park Garden Centre is a treasure trove for gardeners and foodies alike, with its own "Secret" café.

To the top of Widcombe Hill can be found the main campus for Bath University, as well as the Olympic standard Team Bath Sports Centre.

The range and quality of nearby schools, both primary and secondary, is excellent: options include Widcombe Primary School, Monkton Combe Junior and Senior Schools, Prior Park College, King Edward's, The Paragon, Kingswood and The Royal High, all easily accessible from Prior Park Road.

Bath's main railway station is only a five minute walk away, giving access to the frequent direct rail link from Bath Spa Station to London Paddington (approx 90 mins) and Bristol Temple Meads (approx 15 mins). Bristol International Airport is approximately 19 miles to the west and Junction 18 of the M4 about 11 miles to the north.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold

**Services:** All mains services are connected.

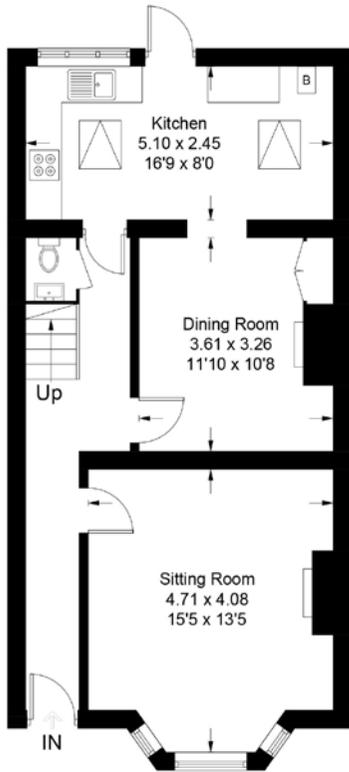
**Viewing:** Strictly by appointment with Carter Jonas.

**Directions:** From Widcombe Parade, continue to the mini roundabout at the end, turning right (last exit) onto Prior Park Road. The property can be found immediately on the left hand side.

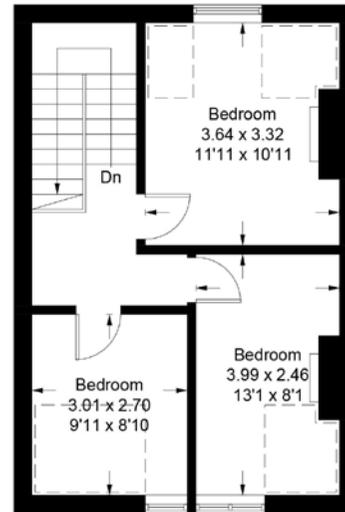
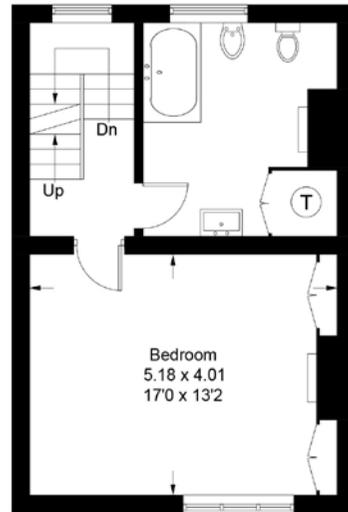


# 5 Prior Park Road

Approximate Gross Internal Area = 137.6 sq m / 1481 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID750802)



**Bath 01225 747250**

bath@carterjonas.co.uk  
5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK



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