



**15 BEDFORD STREET**  
Bath

**Carter Jonas**

## 15 BEDFORD STREET, BATH, SOMERSET, BA1 6AF

Living room • Kitchen • Garden room/conservatory •  
Three to four bedrooms • Office/study/bedroom four  
• En suite bathroom • En suite shower room • Family  
shower room • Large courtyard garden • Parking  
permits for local parking  
EPC rating TBC

### DESCRIPTION

Set over four floors with large, sunny courtyard garden and excellent sized rooms throughout this is a great family home. To the ground floor is the living room which looks out to the front of the property and has a stone tile fireplace and built in cupboards and shelves either side of the chimney breast. The living room is open plan to the kitchen which is fitted with smart white units and has space for all appliances. To the rear of the house is the enormously attractive and sunny garden room/conservatory with sliding patio doors to the pretty, spacious courtyard garden where there is plenty of room for alfresco dining. Upstairs are three double bedrooms, the two largest both have ensuite facilities and are lovely rooms filled with light, both with built in storage. The top room has lovely views and has built in storage to the eaves. There is a further fourth room that could be used as a small guest room, but is most useful as a study/office. There is permitted parking close by.

### LOCATION

The property is under a half-mile walk from the City Centre with a full range of superb cultural, social and leisure facilities on offer. The excellent run of independent shops on Walcot Street is close by. An Italian Deli chock-full of amazing produce is round the corner and there is a new Pub "Always Sunday" over the road that has great food and drink. London Road has a plethora of intriguing antique shops and businesses and there is a gym nearby.

## A PERFECTLY PLACED BOUTIQUE TOWNHOUSE IN A TUCKED AWAY LOCATION CLOSE TO LOWER CAMDEN, BATHWICK AND WALCOT STREET.



There is great variety of excellent schools close by, both private and state, including Kingswood and The Royal High, King Edward's Schools, Larkhall Primary School and St Mark's School. Communications are very good. Bath Spa Mainline station provides direct links to London Paddington and to Bristol and South Wales.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

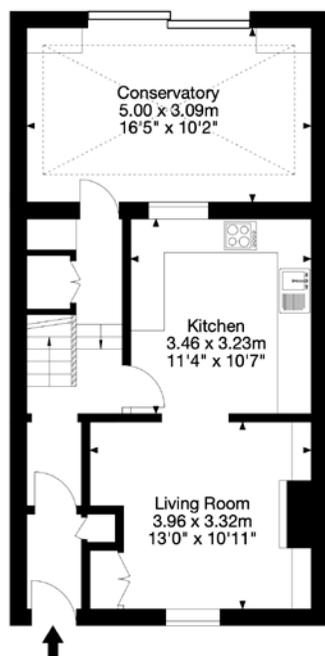
**Services:** All mains services are connected

**Council Tax:** Band E

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



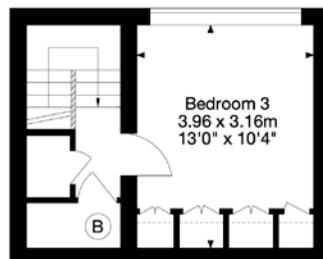
15 Bedford Street, Bath, Somerset, BA1 6AF  
 Gross Internal Area (Approx.)  
 Main House = 144 sq m / 1,550 Sq ft



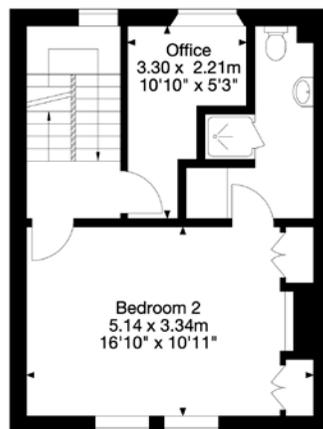
Ground Floor



First Floor



Third Floor



Second Floor



Capture Property Marketing 2025. Down to RECS guidelines. All Measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only. Not drawn to scale.

**Capture.**

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