



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 al fresco 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

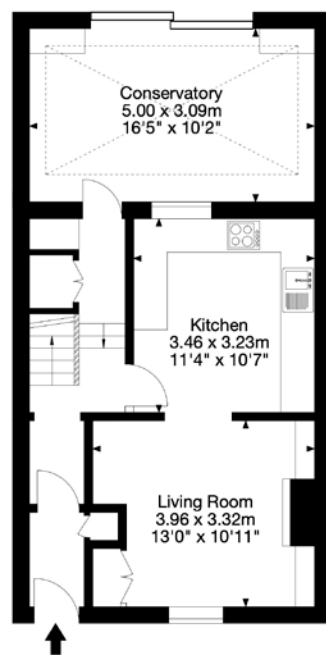
Services: All mains services are connected

Council Tax: Band E

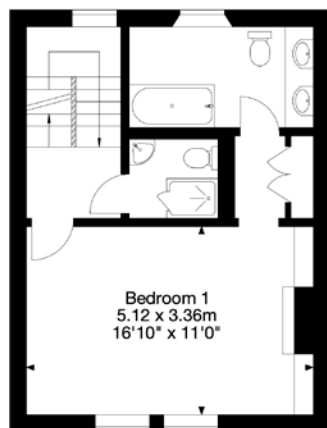
Viewing: Strictly by appointment with Carter Jonas



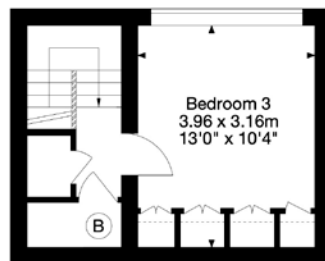
15 Bedford Street, Bath, Somerset, BA1 6AF
Gross Internal Area (Approx.)
Main House = 144 sq m / 1,550 Sq ft



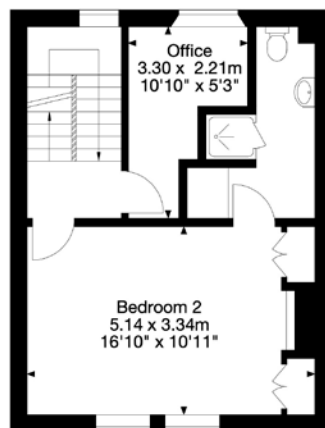
Ground Floor



First Floor



Third Floor



Second Floor



Capture Property Marketing 2025. Down to RICS 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.



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.