



7 PARK ROAD
Bath

Carter Jonas

7 PARK ROAD, NEWBRIDGE, BATH, BA1 3EE

DESCRIPTION

This lovely characterful end terrace Victorian home is perfectly situated in the ever-popular Chelsea Road area of Newbridge. The property has high ceilings and plenty of period features and spacious reception rooms as well as lots of storage to suit busy family life. The sitting room looks out to the front through the large bay window and has a wood floor and a glass fronted open-fire effect gas fireplace.

The property has a handsome façade typical of this period with double glazed sash bay windows top and bottom and is more widely proportioned compared to many other homes of this age in Bath. The traditional wood stair is transverse to the property and has a large storage cupboard underneath. The entrance hall is complemented by a boot-room perfect for bicycles or outdoor gear that one might need readily available day to day. The kitchen is full width to the property with a central island unit and has an electric Velux window skylight roof, larder store and walk-in storage. There is a lean-to utility room and downstairs WC connected. There is lots of scope to extend, with planning permission approved for a significant extension to replace the current kitchen.

The south-facing garden is of a good size and is mainly laid to lawn with a stone slab patio. There is a storage shed and the garden is bound by stone walls with a gate to the lane behind.

To the first floor are three bedrooms and a beautifully appointed family bathroom with walk in shower, vanity unit storage and freestanding bath. The large principal bedroom looks out to the front of the property and is light and bright owing to its bay window, and has lots of space for clothes storage. Between the third bedroom and the bathroom is an excellent sized airing cupboard where the boiler is situated. The second floor is a beautifully designed conversion with lots of built in storage cupboards and a dormer window that takes in the far reaching views to the south of Bath.

A SUBSTANTIAL VICTORIAN END TERRACE FAMILY HOME WITH GENEROUS ACCOMMODATION ARRANGED OVER THREE FLOORS AND HAS A PRETTY SOUTH-FACING REAR GARDEN. THIS EXCELLENT HOUSE IS LOCATED IN THE SOUGHT-AFTER AREA SURROUNDING CHELSEA ROAD IN NEWBRIDGE, BATH.



SITUATION

The area of Chelsea Road is such a vibrant run of independent shops, cafes, and eateries, it is only a short walk away at the end of the road. Weston Village shops are also not far away. Excellent state and private schools are close by - as is the Royal United Hospital. Chelsea Road has a pub, an excellent vegetarian café called Rooted, a supermarket, grocer, hardware store, refill eco shop, deli, café and bakery amongst many others. There is also Wilks Restaurant with a tasting menu for high-end dining. A short hop down the hill, a mere 3 minute cycle ride away is the Bath to Bristol cycle path along the old railway line allowing you to cycle all the way to Bristol. The other direction takes you into town directly, traffic free and also diverts onto the famous Two Tunnels Sustrans cycle path out to Midford and Wellow. The house is well served by buses into the city centre (just 1.5 miles away), wonderful walks up Kelston Roundhill and along the Cotswold Way are close to hand, whilst easy access to both Bristol and the M4 are available without having to cross Bath.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: BANES

Council Tax: Band D

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas



Approximate Gross Internal Area
Main House = 196 sq m (2109 sq ft)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.
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