



35 ST. JOHNS ROAD
Bathwick, Bath

Carter Jonas

35 ST. JOHNS ROAD, BATHWICK, BATH, SOMERSET, BA2 6PX

Entrance hall • Kitchen/dining room • Study/bedroom four • WC • Garden terrace • Sitting room • Three bedrooms • En suite shower room & WC to principal bedroom • Family bathroom to top floor • Balconies to bedrooms two & three • Two parking spaces

DESCRIPTION

A lovely mid-terrace modern home set over three floors on this quiet road close to the centre of Bath, with easy access in and out of the city.

The property has a high end fitted kitchen with high spec integrated appliances, underfloor heating and is open plan across the width of the house giving you plenty of space both for a dining table and chairs, sofa and breakfast bar. The Corian topped island units sits central to this excellent space and double-glazed patio doors lead out to the spacious garden terrace laid to stone. There is also a ground floor cloakroom. To the front on the ground floor is a parquet wood floored snug lounge/study which also serves as the fourth bedroom. To the first floor looking out to the riverside is the sitting room with a Juliet balcony through glazed patio doors.

The principal bedroom sits to the front of the house with an ensuite shower room. The second floor houses the two remaining bedrooms and the main family bathroom. Both these bedrooms have a balcony.

There is a large gravelled front garden with space for bike parking and steps up to the front door. To the rear is a large patio terrace with steps down to a shared pathway and small pontoon on the river Avon.

The property is being sold with no onward chain.

A CONTEMPORARY, HIGH SPECIFICATION FAMILY HOME ON THE QUIET AND HIGHLY SOUGHT-AFTER ST. JOHN'S ROAD JUST OFF PULTENEY BRIDGE IN THE CENTRE OF BATH. RIVERSIDE VIEWS AND TWO GATED PARKING SPACES. NO ONWARD CHAIN.



SITUATION

St. John's Road is located just off the popular Great Pulteney Street. The historic city centre of Bath itself is within a stone's throw, being just a 5 minute level walk. The station is a 20 minute level walk.

The city itself provides a wide range of amenities and facilities, to include excellent retail outlets, sporting facilities, museums, art galleries and the Theatre Royal. There are also an excellent selection of fine restaurants and wine bars. Henrietta Park is close by and is a beautiful park lined with mature trees, with plenty of space for walking the dog. The property is also placed within easy access to schools to include King Edward's and Bathwick St. Mary's.

Bath's mainline railway station provides direct access to London Paddington (from 76 minutes) and the city of Bristol (from 11 minutes). The city of Bristol itself lies some 9 miles to the west and the M4 Junction 18 is approximately 10 miles to the north of the city.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from 1 January 2009)

Service Charge: £2,586.93 per annum

Ground Rent: £26.25 per annum

Services: All mains services are connected

Local Authority: Bath and North East Somerset Council

Council Tax: Band F

EPC: Band C

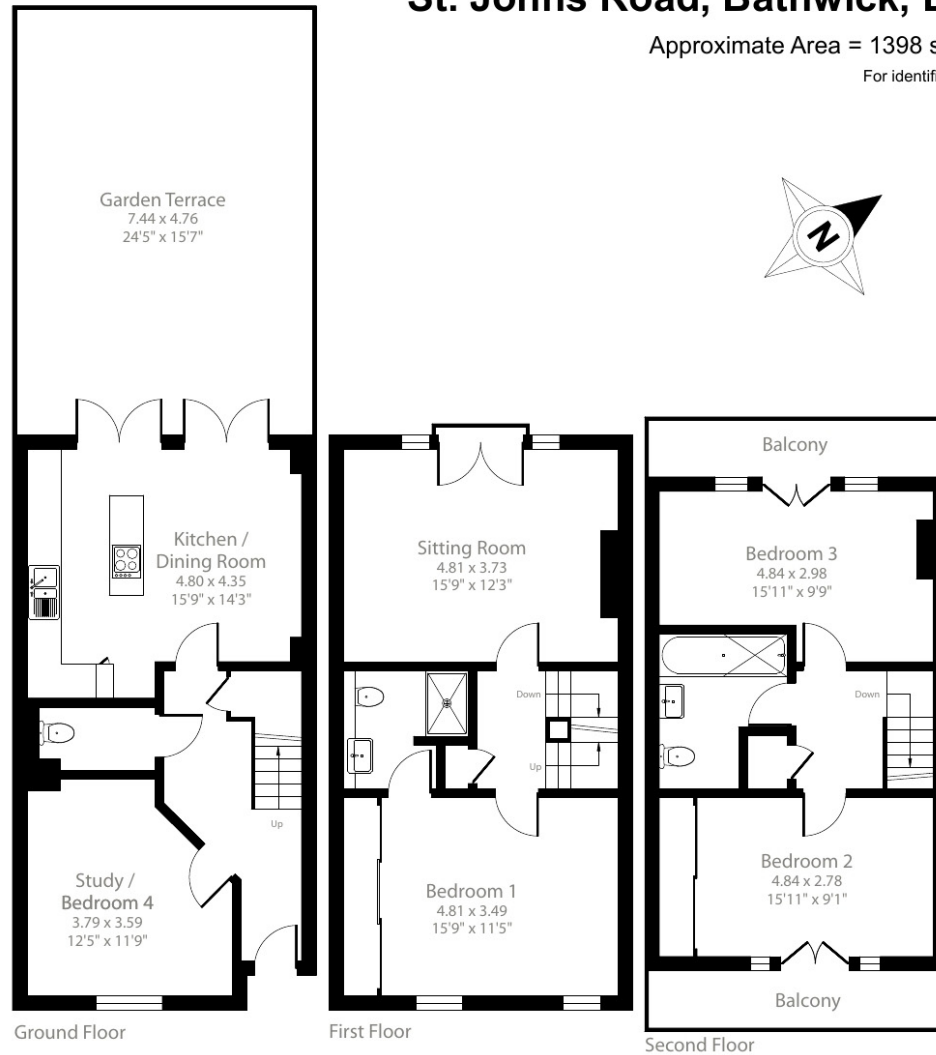
Viewing: Strictly by appointment with Carter Jonas



St. Johns Road, Bathwick, Bath, BA2

Approximate Area = 1398 sq ft / 129.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Carter Jonas. REF: 1299097



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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