



20 ST. JAMES'S PARK, BATH, SOMERSET, BA1 2ST

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH STUNNING VIEWS OVER THE CITY IN A QUIET, HIGHLY SOUGHT-AFTER LOCATION ABOVE ST. JAMES SQUARE, BATH

Sitting room • Kitchen/Dining room • Utility room •
Cloakroom • Three bedrooms • Family bathroom •
Driveway parking

DESCRIPTION

A lovely family home with three bedrooms and driveway parking situated in a cul de sac location near St. James Square and The Royal Crescent.

The property has an excellent open plan kitchen/dining room with original parquet wood block floors accessed by a welcoming entrance hall. This is a lovely light room and looks out through a bay window onto the rear garden. There is a separate living room with wood burning stove to the fireplace and glazed doors to the wood decked patio and sun terrace. There is further scope for extension to the rear subject to local planning consents. There is a handy utility room with skylights to the roof, positioned to the side of the property featuring a sink, washing machine and tumble dryer, and also gives access to the front and rear gardens.

Upstairs are three excellent sized bedrooms with a spacious landing between. The modern family bathroom has a bath with shower over and sink and vanity unit. The two largest bedrooms have exceptional open views over Bath.

The rear garden is laid to lawn and features a wood decked area and summer house, and is a mecca for wildlife with all manner of birds visiting the current owners' feeders. To the front is driveway parking for up to three cars.







SITUATION

St James's Park is a tucked away cul de sac that is positioned conveniently to the rear of the Royal Crescent, a four minute walk away, off St James Square and within striking distance of Royal Victoria Park, Margarets Buildings shops and cafés, The Approach Golf Course, Cotswold Way and the Botanical Gardens.

Nearby on Julian Road and St James Square there are a number of excellent local amenities which include a supermarket, a doctors and dental practice, a chemist, an organic greengrocers, a convenience store, hairdressers, café and public house (music, film, yoga). In addition there are wonderful 5 star spa and gym facilities at The Royal Crescent and The Priory hotels.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal. There are a number of good state and independent schools within walking distance which include St Andrews Primary School on Julian Road and St Stephens, Kingswood and The Royal High Schools in Lansdown.



ADDITIONAL INFORMATION

Tenure: Freehold

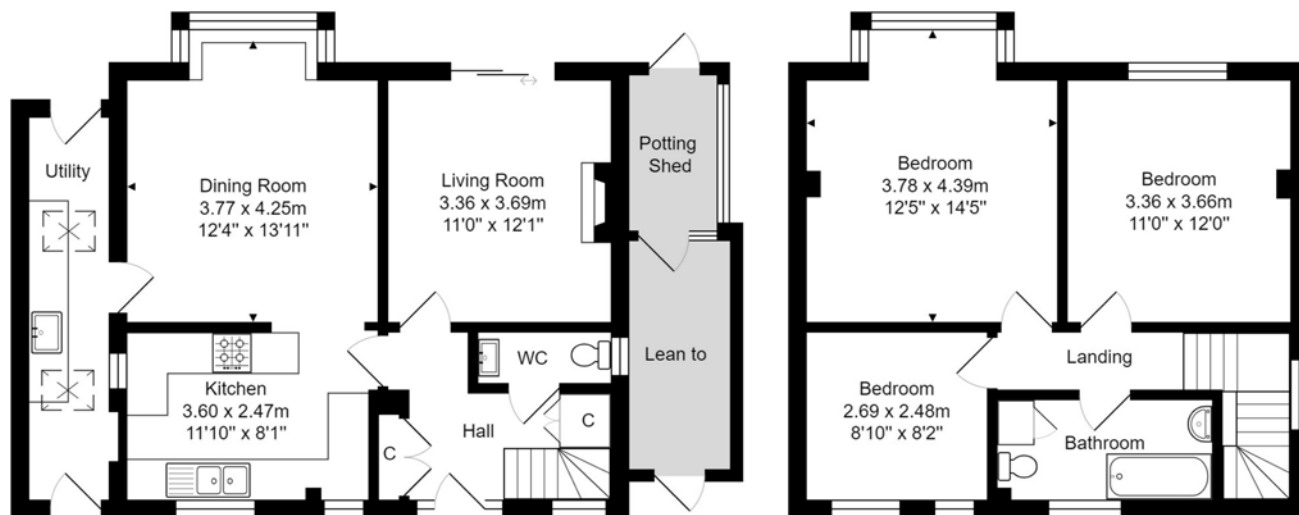
Services: All mains services are connected

Council Tax: Band E

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas





Ground Floor
Area: 56.1 m² ... 604 ft²

First Floor
Area: 47.6 m² ... 512 ft²

Total Area: 103.7 m² ... 1116 ft² (excluding potting shed, lean to)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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