

# DANIEL STREET, BATH BA2



Winkworth





## DANIEL STREET BATH BA2

A delightful Grade II Listed Georgian townhouse in the centre of Bath.

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Entrance Hall | Drawing Room | Withdrawing Room | Kitchen/Dining Room | Study/Bedroom 4 | Cloakroom | Principal Bedroom with En suite Bathroom | 2  
Further Double Bedrooms | Family Bathroom

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Residents parking permits available | Garage | Rear Garden

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Bath Spa to London Paddington c.90 mins Bristol c.15 mins and the M4 junction 18 is c.10 miles .  
c.5 minute walk into the city centre.

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### Bath office

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See things differently.

## DESCRIPTION

The property is accessed at the front from street level into an impressive entrance hall. On this floor there is the main drawing room at the front of the house, with shelved alcoves and a feature fireplace which then opens into the withdrawing room at the rear. Also on this level is an extension (possibly Victorian) with the study/bedroom 4 and a cloakroom.

On the first floor there is the principal bedroom with fitted wardrobes and en suite bathroom with Jack & Jill access from the bedroom and landing.

On the top floor there are two further double bedrooms at the front and rear, and the rear bedroom has delightful views towards Camden. Also on this floor is a family bathroom.

The kitchen/dining room is situated on the lower ground floor. The large dining room area has space for a large table and features a large stone fireplace. This room also affords access to the front vaults which run under the road. The kitchen is situated at the rear and allows access to the rear garden. There is also a utility room with a cloakroom which also allows access to the rear garden.

## OUTSIDE

There is a large courtyard garden at the rear with access leading to the garage. The garage is also accessed from the private no through road at the rear of the property.





## LOCATION

This wonderful period home is situated in the popular Daniel Street in Bathwick. Located just outside the main shopping area within walking distance of Bath Spa mainline railway station and the many shops, bars, restaurants and assorted other cultural attractions of the city centre. It is ideally placed for access to either Bathwick St. Mary's school, King Edwards School and is within easy reach of all of Bath's excellent schools including Beechen Cliff School, Prior Park College, Hayesfield School for girls all very well regarded state and private schools. The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes) or Bristol Temple Meads (approx. 15 mins).

## FIXTURES AND FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

Bath & Northeast Somerset

## UTILITIES

Mains Gas, Electric and Water

## COUNCIL TAX BAND

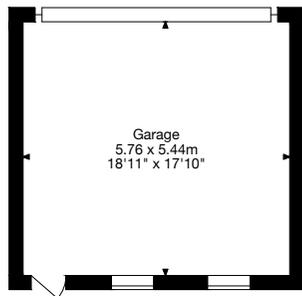
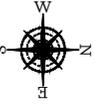
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## VIEWING

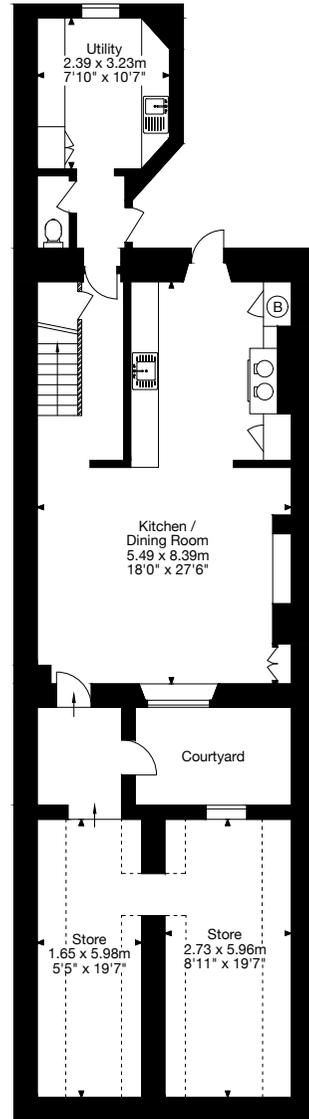
Strictly by appointment via sole agent Winkworth 01225 829000



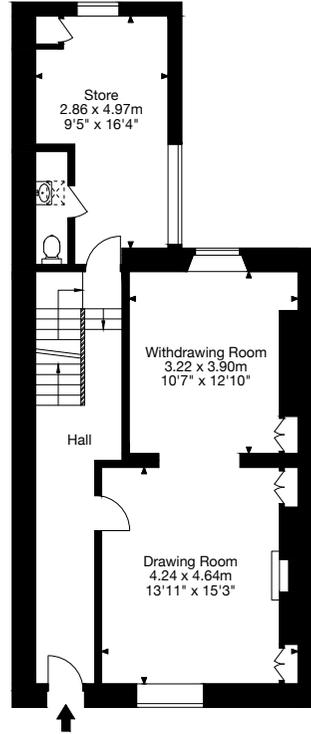
10 Daniel Street, Bath BA2 6NB  
 Gross Internal Area (Approx.)  
 Main House = 227 sq m / 2,443 sq ft  
 Garage = 31 sq m / 333 sq ft  
 Vaults / Stores = 37 sq m / 398 sq ft  
 Total Area = 295 sq m / 3,174 sq ft



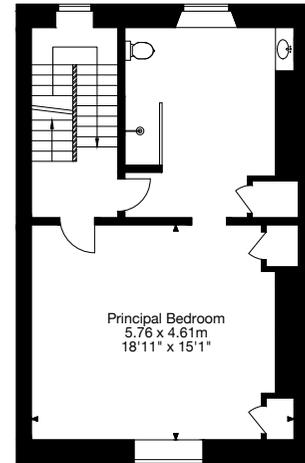
Garage



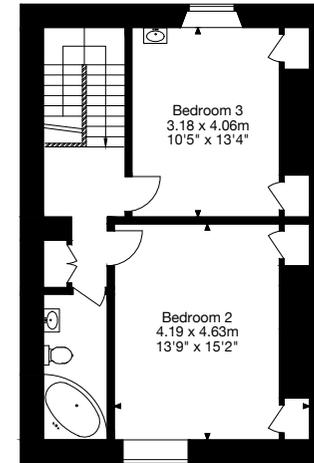
Lower Ground Floor



Ground Floor

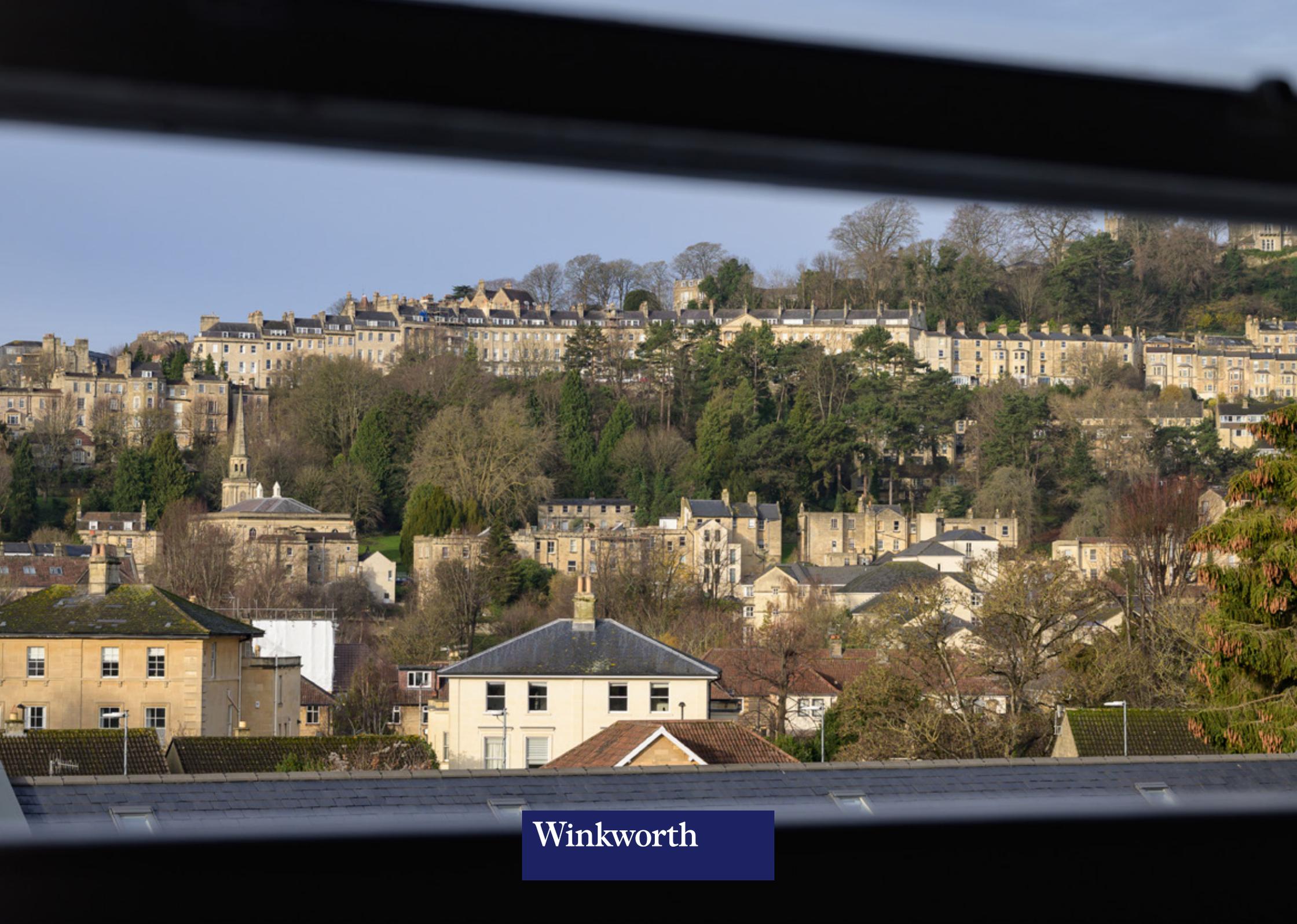


First Floor



Second Floor





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