



**5 MOUNT BEACON ROW**  
Bath

**Carter Jonas**

## 5 MOUNT BEACON ROW, BATH, SOMERSET, BA1 5QH

**A DELIGHTFUL WELL-PRESENTED THREE BEDROOM, TWO BATHROOM COTTAGE WITH ATTRACTIVE REAR GARDEN, SITUATED IN AN EXCELLENT POSITION OFF RICHMOND GREEN IN LANSDOWN. NO ONWARD CHAIN.**

Enclosed hall • Spacious living room with open fireplace  
• Kitchen/dining room • Main bedroom with en suite bathroom  
• Two further bedrooms • Bathroom • Attractive rear garden • No onward chain

### DESCRIPTION

This is a wonderful three bedroom period terraced home in an excellent location. At the front of the property is a large kitchen/dining room with fitted kitchen storage cabinets, a tiled floor and a large sash window, creating a light and spacious room which is excellent for entertaining.

It has a good sized storage cupboard under the stairs and a chimney recess has been turned into a wine store. A corridor leads to the spacious sitting room at the back of the house with a flagstone floor, two large sash windows and a glazed central door overlook and open into the private and tranquil garden. It has an open fireplace with its original fire grate.

Upstairs are three bedrooms, the main bedroom being at the rear of the house, overlooking the garden with two large sash windows and benefitting from an en suite bathroom. A further bathroom at the top of the stairs serves the two further bedrooms. There are two loft spaces, both with ladders and both boarded.

A lovely rear garden is enclosed by a high stone wall and has a lawn area with a central path leading to paved and gravelled patio areas at the rear. The views from the rear of the house and the garden are particularly appealing.







### SITUATION

Mount Beacon Row is in an enviable location, being tucked away off Richmond Green, opposite the highly regarded St Stephens Primary School. Positioned in a quiet residential area with pretty houses and cottages around a large central green with children's play area, on the northern slopes of Bath, a mile from the city centre. It is served well by good schools in both the public and private sectors and across the road from Lansdown Tennis and bowling club. The City of Bath and all it has to offer is laid out before the property and has a wealth of cultural, recreational and leisure facilities including a mainline railway station and two universities. Road access is excellent with good access to the M4 at junction 18.

### ADDITIONAL INFORMATION

**Tenure:** Leasehold (997 years less 3 days from 29 September 1812).

**Ground Rent:** £2.14s per annum

**Planning:** Grade II Listed

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band D

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas.



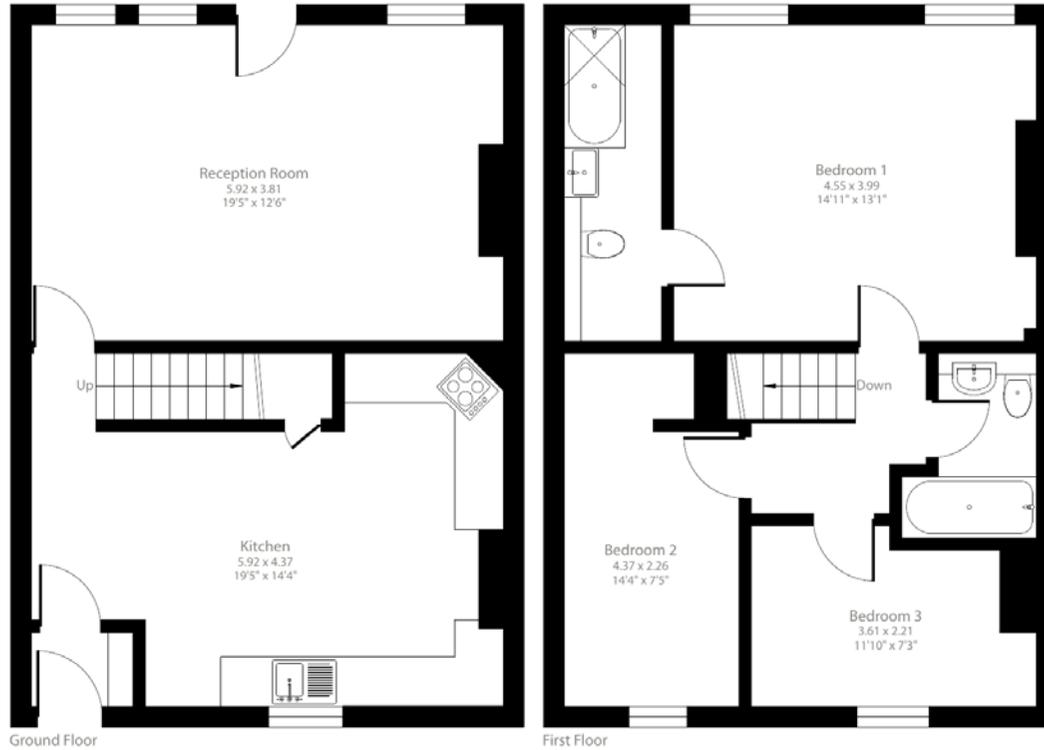




## Mount Beacon Row, Bath, BA1

Approximate Area = 1070 sq ft / 99.4 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). © richcom 2024. Produced for Carter Jonas. REF: 1206447



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