



WentWorth  
Estate Agents



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## 115 Walcot Street, Bath, BA1 5BW

- Three Bedroom Mid-Terrace Grade II Listed Property
- Spacious and Flexible Living Set Over Three Floors
- Amazing Location
- Full of Character and Charm
- Rear Patio and Upper Terrace
- Sold With No Onward Chain

**Price guide £600,000**

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### Location

Affectionately referred to by locals as Bath's Artisan Quarter, Walcot is a popular and bustling area renowned for its vibrant mix of characterful independent businesses and strong sense of community.

The property itself is Grade II listed and situated within the Bath Conservation Area, reflecting the distinctive historic character and architectural heritage for which this part of the city is so well known.

Bath is a UNESCO World Heritage Site, famed for its Georgian architecture and Roman heritage, and provides an extensive range of business, entertainment and cultural facilities, together with two universities. There are highly regarded private and state schools nearby, while Bath Spa mainline railway station provides regular services to London Paddington and Bristol Temple Meads. The M4 is also readily accessible via Junction 18.

### Internal Descriptions

Entering the property, you are greeted by a bright hallway with stairs rising to the first floor. A useful rear lobby, with access directly into the garden, provides additional storage space. The well-appointed kitchen enjoys plenty of natural light and benefits from a door opening directly onto the rear garden. Sliding doors lead through into the warm and inviting living room, which is enhanced by elegant oak flooring. On the first floor is a particularly generous double bedroom, again featuring attractive oak flooring. Given its proportions, this room could alternatively be utilised as a second reception room if desired. Feature windows allow an abundance of natural light and provide lovely views. Also on this floor is the spacious bathroom, comprising a bath, separate shower cubicle, wash hand basin and WC. Stairs rise to the second floor, where there is a further generous double bedroom enjoying superb views and oak flooring. The third bedroom is a good-sized single room, also finished with oak flooring and overlooking the rear garden.

### External Descriptions

Externally, the property benefits from an easily maintained front garden, with stone steps leading to the entrance. To the rear is a sunny patio accessed directly from the kitchen, with steps rising to a second terrace providing an attractive spot for outdoor seating and relaxation.

### Additional Information

The property has a strong and established letting history, having previously been occupied by the same tenant for approximately ten years and most recently achieving a rental income of £1,300 per calendar month.

The seller advises that the electrical installation and wiring meet modern regulatory standards and that the property benefits from wired fire alarms throughout. The boiler is approximately two years old and has an up-to-date service history.

Tenure: Freehold

Council Tax Band: D

EPC: D

Listing: Grade II

Conservation Area: Bath Conservation Area

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

### Agents Note

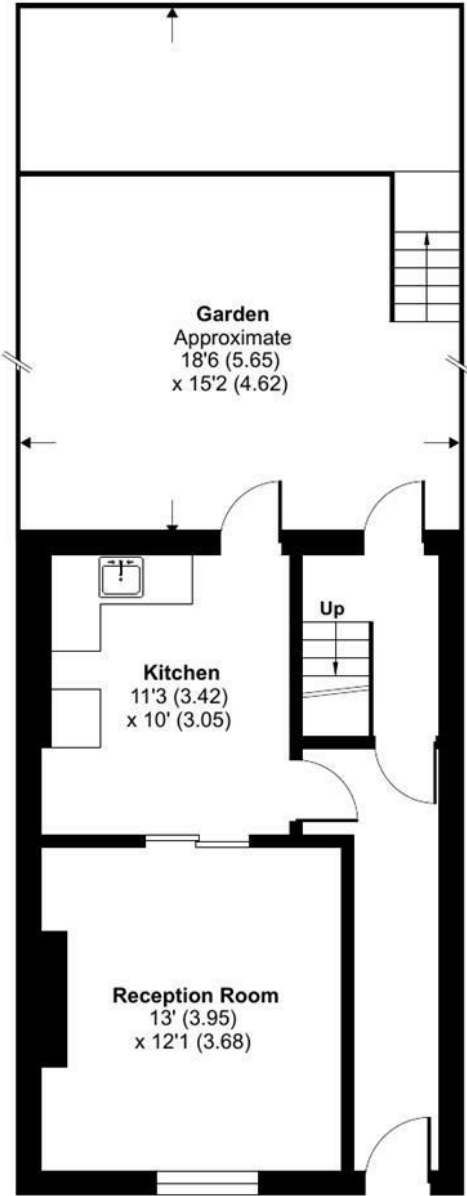
The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

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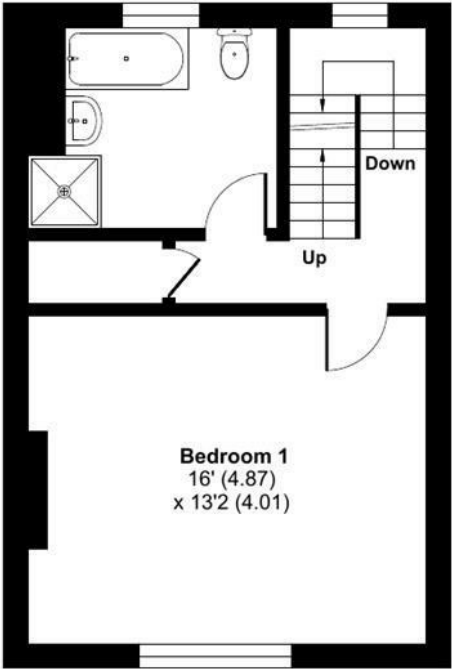
Walcot Street, Bath, BA1

Approximate Area = 1182 sq ft / 109.8 sq m

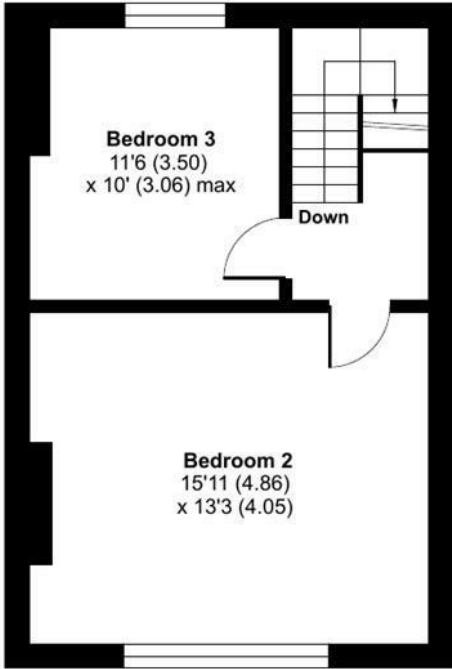
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1435440



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





### Wentworth Estate Agents

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