



WentWorth
Estate Agents



109 Ringswell Gardens, Bath, BA1 6BW

- Three Bedroom Mid-Terrace
- Requiring Modernisation
- Front and Rear Gardens
- Garage in Separate Block
- Pleasantly Situated Within a Popular Residential Area
- Sold With No Onward Chain

Price guide £350,000

Location

Ringswell Gardens is quietly tucked away behind Grosvenor Place and within close proximity to The Kennet and Avon Canal and The River Avon. This popular residential area is particularly well placed for easy access to the excellent local amenities in nearby Larkhall Village, which include a fabulous delicatessen, a post office, convenience store, national chain supermarket, gourmet take away, public house, café, school and church.

The UNESCO World Heritage City is a one mile level walk away and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous international music and literary festival, The One Royal Crescent and Holburne Museums along with The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

There are also many excellent state and independent schools within easy reach which include St Saviours and St Marks Schools in Larkhall, The Royal High and Kingswood Schools in nearby Lansdown and King Edwards Schools on North Road.

Transport links include a regular bus service into the city centre, a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.

Internal Descriptions

Entering the property you are greeted with an entrance hallway with a guest cloakroom. The kitchen overlooks the front garden and enjoys plenty of natural light. A generous lounge/diner has plenty of space for family time and the patio door to the rear leads out into the garden. To the first floor there are two double bedrooms, a single bedroom and a bathroom.

External Descriptions

Externally to the front there is a lawned garden, flanked to the left by mature shrubs. To the rear you will find a sunny garden, ideal for the keen gardener. A single garage is to be found in a separate block.

Additional Information

Tenure - Freehold

Council Tax Band - C

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

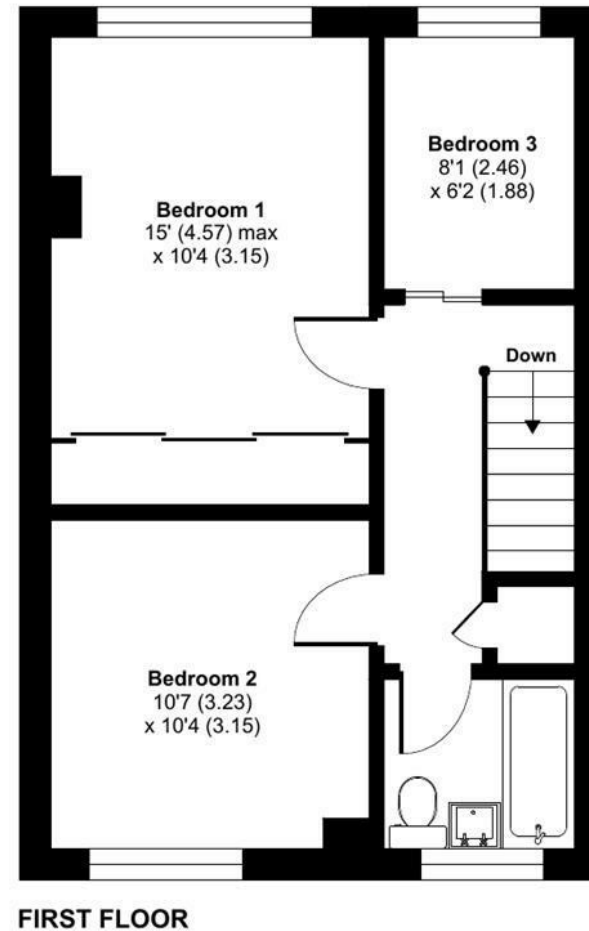
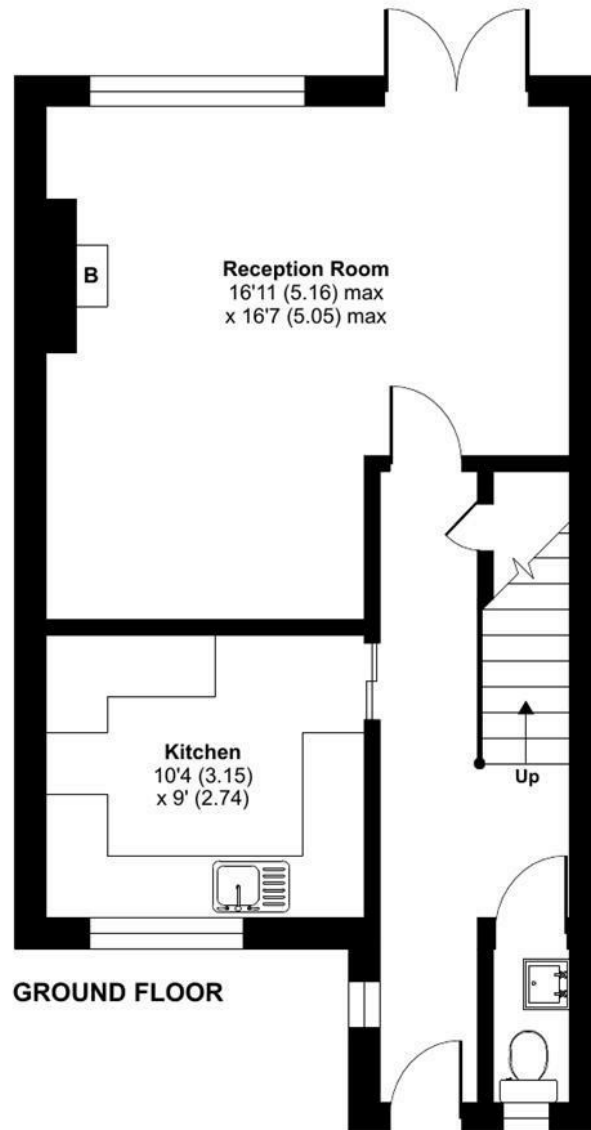
Agents Note

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.

Ringswell Gardens, Bath, BA1

Approximate Area = 930 sq ft / 86.3 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). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1454380

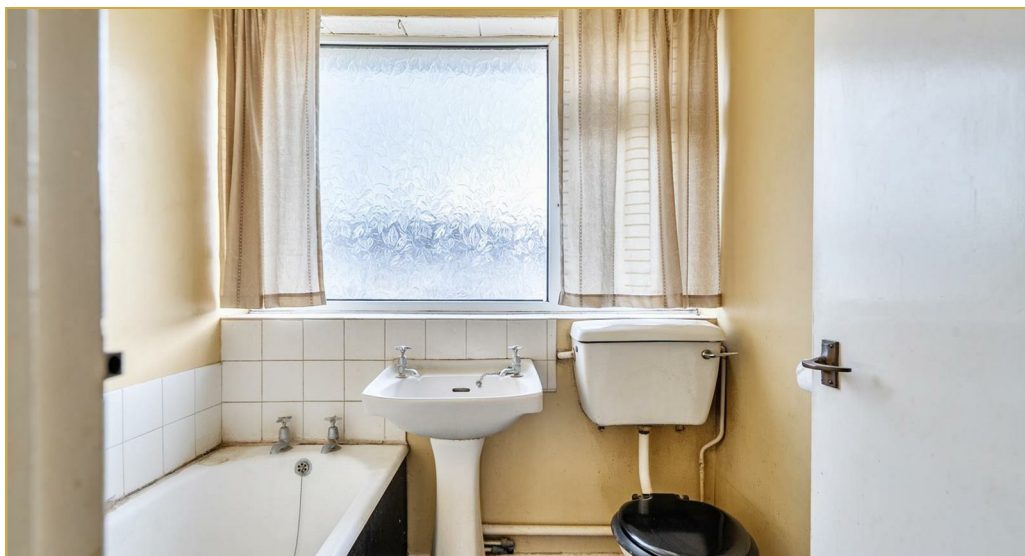


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

79

61





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

